WARRANTY DEED

Karen Johnson Davidson County
Batch# 486010 DEEDWARR
09/30/2020 08:57:00 AM 2 pgs
Fees: $13.00 Taxes: $884.30

20200930-0112458

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER 2020.

Notary Public

MY COMMISSION EXPIRES: 7/9/22
(AFFIX SEAL)

PAM McBROOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
The Closing Company Title & Escrow LLC
8005 Church Street E, Ste 219
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brenda G. Frierson	**Same as Owner**	**141-06-0D-054.00**
(NAME)	(NAME)	
3111 Harpeth Springs Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, NASHVILLE NOW INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRENDA G. FRIERSON, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, Being Unit No. 54, on the Plan of Riverbridge Community of record in Instrument Number 20030213-0019999, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Nashville Now Investments, LLC, a Tennessee limited liability company, by Warranty Deed from Shea Barham, an Unmarried woman, dated February 19, 2019, recorded February 19, 2019, of record in Instrument Number 20190219-0015115, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **3111 Harpeth Springs Drive** (House Number) (Street) (P.O. Address) **Nashville, TN** (City or Town) **37221** (Postal Zip)

This conveyance is made subject to any conditions, easements or other matters of record in the Register's Office for Davidson County Tennessee, including but not limited to (a) 2020 real property taxes have been prorated and assumed by the buyer; (b) all matters appearing on the plan of record in Instrument No. 20030213-001999; Instrument No. 20020709-0082561 and Instrument No. 20081208-0118318, said Register's Office; (c) Restrictions of record in Instrument No. 20030205-0016032; Instrument No. 20050520-0056889; Instrument No. 20030205-0016044 and Instrument No. 20030303-0027396, said Register's Office; (d) By-Laws of record in Instrument No. 20030218-0020987 and Instrument No. 20030218-0020999, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of September 2020.

Nashville Now Investments, LLC

By: _____

Richard S. Olszewski, President

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared Richard S. Olszewski, with whom I am personally acquainted, and who upon oath, acknowledged himself to be President of Nashville Now Investments, LLC, the within named bargainor, a Tennessee limited liability company and that as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

WITNESS my hand and official seal at Brentwood, Tennessee, this 28th day of September 2020.

_____
Notary Public

My Commission Expires: 7/9/22

PAM MCBROOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY