THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201231963** Karen Johnson Davidson County Batch# 541970 **DEEDWARR** 12/23/2020 12:51:24 PM 2 pgs Fees: $13.00 Taxes: $1,269.10 20201223-0153012	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $343,000.00. Affiant Subscribed and sworn to before me, this 17th day of December, 2020. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-09-2022

WARRANTY DEED

Address New Owner: Jason Fridenstine, Trustee P.O. Box 340020 Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072 10 0L 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Donald L. Doleac and Lisa G. Doleac, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Fridenstine, Trustee of the Donald Adams Trust, dated November 24, 2020**. ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of The Cottages of Davis, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing The Cottages of Davis, a Horizontal Property Regime, of record in Instrument Number 20150814-0081790, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Donald L. Doleac and Lisa G. Doleac, husband and wife, by Warranty Deed from Jason Bockman, married, of record in Instrument No. 20160217-0015166, in the Register's Office of Davidson County, Tennessee, dated February 12, 2016 and recorded on February 17, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bransford Realty Company's Subdivision of Maxey Ave and Gallatin Road Property, as recorded in Plat Book 332, Page(s) 44.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20150814-0081790.

This is improved property located at 1119 Litton Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2020.

Donald L. Doleac

Lisa G. Doleac

STATE OF Mississippi
COUNTY OF Forrest

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Donald L. Doleac and Lisa G. Doleac, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2020

Notary Public

My Commission Expires: June 13, 2024

STATE OF MISSISSIPPI
TARA SINOPOLI NETTLES
NOTARY PUBLIC
ID No. 0119150
Comm. Expires
June 13, 2024
FORREST COUNTY