Karen Johnson Davidson County
Batch# 542116 DEEDWARR
12/23/2020 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20201223-0153247

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-9226-MC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $279,000.00.

Affiant

Subscribed and sworn to before me, this the 9 day of October, 2020.

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022

Notary Public
My Commission Expires: 3.21.22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
FREO Progress, LLC PO Box 4090 Scottsdale, AZ 85261	FREO Progress, LLC PO Box 4090 Scottsdale, AZ 85261	052-13-0B-309.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alyssa Janae Forest and Robert Forest, wife and husband and Michelle DuFresne, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FREO Progress, LLC, a Delaware Limited Liability Company**, hereinafter called the Grantee(s), his/her/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 Lot No. 39 on the Plan of River Glen, Phase 3, Section 3, of record in Instrument No. 20020917-0113232, Register's Office for Davison County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Alyssa J. Forest and Robert Forest and Michelle DuFresne, joint tenants, by Warranty Deed from Jeffrey Cason, married dated October 1, 2018 recorded October 4, 2018 of record in Instrument No. 20181004-0098430, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **1221 Alandee Street, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 5TH day of October, 2020.

GRANTOR:

Alyssa Janae Forest

Alyssa Janae Forest

Robert Forest

Michelle DuFresne

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Alyssa Janae Forest, Robert Forest,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of October, 2020.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

STATE OF Florida
COUNTY OF St. Johns

By means of [~~/~~] ~~physical~~ presence or [ ] online notarization

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Michelle DuFresne**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of October, 2020.

MICHELLE JACOBSON
Notary Public - State of Florida
Commission # GG 285296
My Comm. Expires Dec 18, 2022
Bonded through National Notary Assn.

Notary Public Michelle Jacobson
My Commission expires: 12/18/22

202012230153247

Certificate of Authenticity

I, Cynthia Brown, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cynthia Brown
Signature
Cynthia Brown

State of Georgia

County of Gwinnett

Personally appeared before me, Cynthia Brown, who acknowledges that this certification of an electric document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-21-22
Notary's Seal:

MELANIE BIBB
Notary Public - Georgia
Gwinnett County
Expires 03/21/2022