Karen Johnson Davidson County
Batch# 547847 DEEDWARR
01/06/2021 09:45:33 AM 2 pgs
Fees: $13.00 Taxes: $1,446.70
20210106-0002296

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $391,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 20 21

Notary Public

MY COMMISSION EXPIRES: 03/03/2024
(AFFIX SEAL)

ALEXIS MENDL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

MST 2020-2263

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin Hull and Stephanie Hull		12807 0A 008.00
(NAME)	(NAME)	
7730 Sawyer Brown Road	New Owner	
(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, WE, **Jason Fromal and Kelsey Fromal, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stephanie Hull and Benjamin Hull, wife and husband,** 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 Lot No. 8 on the Plan of Glenwood Trace, Section I, a Planned Unit Development of record in Plat Book 6900, Page 359, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jessica G A Jernigan-Johnson and Huntington C. Johnson, wife and husband by Warranty deed from Pierre Chaurand, an unmarried man and Nicole Mougel fka Nicole Chaurand, an unmarried woman of record in Instrument No. 20160609-0058233 Register's Office for Davidson County, Tennessee, dated June 08, 2016 and recorded on June 09, 2016. (Value of consideration shown in aforementioned deed $272,900.00.)

Being the same property conveyed to Jason Fromal and Kelsey Fromal, husband and wife by Warranty deed from Jessica G A Jernigan-Johnson and Huntington C. Johnson, wife and husband of record in Instrument No. 20190128-0007839 Register's Office for Davidson County, Tennessee, dated January 24, 2019 and recorded on January 28, 2019. (Value of consideration shown in aforementioned deed $345,000.00.)

Being also known as 7730 Sawyer Brown Road Nashville, Tennessee 37221.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 6900, Page 359, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7253, Page 578 and as re-recorded in Instrument No. 20000810079444, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 7325, Page 18, in the Register's Office for Davidson County, Tennessee. HOA Charter of record in Book 7266, Page 432, in the

Page 27, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easements for Sanitary Sewers of record in Book 5258, Page 273, in the Register's Office for Davidson County, Tennessee. Dedication of Public Utilities Easement of record in Book 6186, Page 141, in the Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Water Line of record in Book 7144, Page 329, in the Register's Office for Davidson County, Tennessee. Agreement for Installation of Grinder Pump - Pressure Sewer System of record in Instrument Number 20181019-0103871, in the Register's Office for Davidson County, Tennessee.

This property, known as 7730 Sawyer Brown Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 1st DAY OF January, 20 21.

Jason Fromal

Kelsey Fromal

Kelsey Fromal

STATE OF Colorado

COUNTY OF Weld

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Jason Fromal and Kelsey Fromal**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1 day of January, 20 21.

Notary Public
My commission expires: 12-28-2024

Rachel L. Fromal
Notary Public
State of Colorado
Notary ID # 20164034301
My Commission Expires 12-28-2024

(SEAL)