Name and Address of New Owner:
Calvin Thomas Frey and Allie Frey
16 B Fern Avenue
Nashville, TN 37207

Send Tax Bills To:
F&M Bank
10 Cadillac Drive, Suite 100
Brentwood, TN 37027

This Instrument Prepared By:
Devan Spinelli
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 071-14-0O-002.00

Karen Johnson Davidson County
Batch# 571473 DEEDWARR
02/09/2021 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20210209-0018619

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Richard McGrew, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Calvin Thomas Frey and Allie Frey, husband and wife,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B, on the plan of 16 Fern Avenue Townhomes, a planned unit development (with private elements), a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20171130-0122276, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property further conveyed to Richard A. McGrew, a married man, by deed dated March 19, 2019 and recorded March 21, 2019 from DeFatta Custom Homes, LLC, a Tennessee limited liability f/n/a DAC Homebuilders, LLC, a Tennessee limited liability, of record in Instrument Number 20190321-0025904, Register's Office for Davidson County, Tennessee.

This is improved property also known as 16 B Fern Avenue, Nashville, TN 37207.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Grantor affirms this property was not a marital homestead.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the _____ day of February, 2021.

Richard McGrew, Manager
_____(SEAL)
Richard McGrew

STATE OF Florida
COUNTY OF Orange

On this 9 day of February, 2021, before me personally appeared Richard McGrew, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. CA Driver License

Witness my hand, at office, this 9 day of February, 2021.

NIA A HAMILTON
Notary Public - State of Florida
Commission # HH27454
Expires on August 3, 2024

Nia A Hamilton
_____
Notary Signature Nia A Hamilton
My commission expires: 08/03/2024
HH27454

Notarized online using audio-video communication

AFFIDAVIT OF VALUE

STATE OF Florida)
)
COUNTY OF Orange)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Richard McGrew, Manager
_____
(Affiant) CA Driver License

Sworn to and subscribed before me this
9 day of February, 2021.

Nia A Hamilton
_____
Notary Public Nia A Hamilton
My commission expires: 08/03/2024
HH27454

NIA A HAMILTON
Notary Public - State of Florida
Commission # HH27454
Expires on August 3, 2024

Notarized online using audio-video communication

File No. 2021-751

True Copy Certification

I, **Nick Harris**, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY