Karen Johnson Davidson County
Batch# 580173 DEEDWARR
03/01/2021 10:24:44 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20210301-0025216

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
17th DAY OF February 2021.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: My Commission Expires
(AFFIX SEAL) January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 161
John David Froedge	Republic State Mortgage Co.	GROUP 11 0A
315 Huntington Ridge Drive	815 Hawthorne Street	PARCEL 164.00
Nashville, Tennessee 37211	Houston, Texas 77005	

For and in 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,

Les Lazarus

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

John David Froedge, an unmarried man

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidsn County, state of Tennessee, described as follows: To wit:

Land in Davidson County, Tennessee, being Unit No. 164, on the Plan of Huntington Ridge Townhouses, as of record in Book 4675, Page 9 of the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Les Lazarus by Judicial Foreclosure Deed from Scott D. Weiss, Attorney for Huntington Ridge Townhouse Homeowners Association, Inc., dated March 21, 2019 and filed of record in Instrument No. 20190321-0025624, in the Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:
1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **315 Huntington Ridge Drive, Nashville, Tennessee 37211.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 17th day of February, 2021.

Les Lazarus

Les Lazarus

STATE OF Tennessee
COUNTY OF Davidsn

Personally appeared before me, Les Lazarus, with whom I am personally acquainted, (or who 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, at office, this 17th day of February, 2021.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires
January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027