THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210233345

Karen Johnson Davidson County
Batch# 587124 DEEDWARR
03/08/2021 02:22:30 PM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20210308-0030039

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is; $835,000.00.

Katherine Wild
Affiant

Subscribed and sworn to before me, this 5th day of March, 2021.

Brenda Lewis
Notary Public
My Commission Expires: 11-8-2021

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Katherine Wild and Matthew James Wild 1136 Stonewall Jackson Court Nashville TN 37220	Loandepot.com LLC 4800 N. Scottsdale Road Suite 3800 Scottsdale, AZ 85251	Tax Parcel ID No. 145 11 0 009.00

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, **Jason Fridenstine, Trustee of the Joseph Alexander Trust, dated November 8, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Katherine Wild and Matthew James Wild, wife and husband,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 4, Granny White Park, of record in Plat Book 3700, Page 72, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning with a point in the Northerly margin of Stonewall Jackson Court at the common corners of Lots 3 and 4; thence with the line between said two lots 200.0 feet in a Northerly direction to a point; thence in an Easterly direction 222.1 feet to a point in the Westerly margin of a 50 foot dedication for a street; thence along said margin 178.1 feet in a Southerly direction to a point which is the beginning of a curve thence around said curve 38.6 feet in a Southwesterly direction to a point in the Northerly margin of Stonewall Jackson Court; thence along said margin 184.0 feet in a Westerly direction to the point of beginning.

Being the same property conveyed to Jason Fridenstine, Trustee of the Joseph Alexander Trust, dated November 8, 2016, by Warranty Deed from Sherri A. Brumm, unmarried, of record in Instrument No. 20161216-0131984, in the Register's Office of Davidson County, Tennessee, dated December 15, 2016 and recorded on December 16, 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 Granny White Park, as recorded in Plat Book 3700, Page(s) 72.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4025, Page 341.

This is improved property located at 1136 Stonewall Jackson Court Nashville TN 37220

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 5th day of March, 2021.

The Joseph Alexander Trust, dated November 8, 2016

By: Jason Fridenstine, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jason Fridenstine, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Joseph Alexander Trust, dated November 6, 2016 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 5th day of March, 2021.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

Certificate of Authenticity

I, John Cobb Rochford., 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY