NEW OWNER:
CODY GLEN FRY
504A FOUNDATION COURT
NASHVILLE, TN 37209

SEND TAX BILLS TO:
CapStar Bank
2002 Richard Jones Road Ste. 300A
Nashville, TN 37215

MAP & PARCEL
090-16-0-212.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 20-2002

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 607238 DEEDWARR
04/06/2021 09:15:30 AM 4 pgs
Fees: $23.00 Taxes: $1,960.63
20210406-0044631

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars ($529,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **KIRTLEY WHITTINGTON** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **CODY GLEN FRY and HALEY REED FRY, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Unit A, Foundation Court Homes, a Horizontal Property Regime, as established under The Horizontal Property Act, T.C.A. Sec. 66-27-101, et seq., and more particularly described in the Declaration of Covenants, Conditions and Restrictions Establishing the Foundation Court Homes City of Nashville, County of Davidson, Tennessee, of record in Instrument No. 20200527-0054629, in the Register's Office for Davidson County, Tennessee, the location of said unit being more particularly shown on Exhibit "B" therein. Together with the Private Elements, Common Elements and Limited Common elements appurtenant thereto as set forth in said Declaration.

Being a portion of the same property conveyed to KIRTLEY WHITTINGTON by Warranty Deed from Kristi Thompson, dated February 26, 2020, and of record in Instrument No. 20200226-0021539, Register's Office for DAVIDSON County, Tennessee.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as **504A FOUNDATION COURT, NASHVILLE, TN 37209**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20200527-0054629, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 1st day of April, 2021.

KIRTLEY WHITTINGTON

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KIRTLEY WHITTINGTON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of April, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

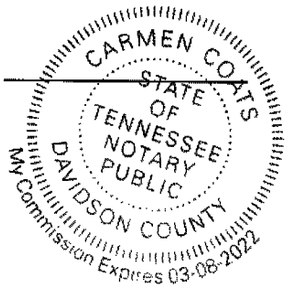
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The actual consideration or value, whichever is greater, for this transfer is **$529,900.00.**

AFFIANT

Sworn to and subscribed to before me this 1st day of April, 2021.

NOTARY PUBLIC

My commission expires: 

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022