Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

Karen Johnson Davidson County
Batch# 620018 DEEDWARR
04/21/2021 10:26:57 AM 2 pgs
Fees: $13.00 Taxes: $2,109.00

20210421-0053231

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19 DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRISTEN JACOBY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Evan K. Freeze	SEND TAX BILLS TO: Quicken Loans	MAP-PARCEL NUMBERS
(NAME) 115A Oceola Ave	(NAME) 1050 Woodward Ave	10302009900
(ADDRESS) Nashville, TN 37209	(ADDRESS) Detroit, MI 48226	
(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, **GardWill LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Evan K. Freeze**, a single man, HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Unit No. A on the plan of Homes of 115 Oceola Avenue, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes of 115 Oceola Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200106-0001239, as amended in Instrument No. * , Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

* 20210421-0053230

Being the same property conveyed to GardWill, LLC by Warranty deed from Caitlin Rose, an unmarried woman and Elisabeth Rose James, a married woman of record in Instrument No. 20191210-0127251 Register's Office for Davidson County, Tennessee, dated December 06, 2019 and recorded on December 10, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 115 Oceola Ave. Unit A Nashville, TN 37209
(unimproved _)
(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 hand this 19th day of April, 2021.

GardWill, LLC

By: Nathan Graham, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Nathan Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of GardWill, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Sole Member executed the foregoing instrument for the purposes therein contained, by signing the name of the GardWill, LLC by himself as Sole Member.

WITNESS my hand and official seal at office this 19th day of April, 2021.

Notary Public

My Commission Expires: 7-5-2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON