Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is ~~$427,500.00~~ 427,500.00

Affiant

Subscribed and sworn to before me this 18th day of May, 2021.

Notary Public
My commission expires: _____

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

Karen Johnson Davidson County
Batch# 640222 **DEEDWARR**
05/19/2021 02:30:09 PM 3 pgs
Fees: $ 8.00 Taxes: $1,581.75

20210519-0068094

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
~~Elizaeth~~ Freesmeier Elizabeth Ann 641 OLD HICKORY BLVD. #5 BRENTWOOD, TN 37027	new owner	171-03-0B-905-00

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Thomas Randall Dockery and Chong-Suk Dockery, husband and wife** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Elizabeth Ann Freesmeier, single woman, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 3B on the plan of Revised Plan, Phase One, Section One, Townhomes of Fredericksburg, as shown by plat of record in Plat Book 9700 Page 326, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Thomas Randall Dockery and Chong-Suk Dockery, husband and wife, by deed from Marjan Gharacholou, married, of record in Instrument No. 20150311-0020950, Register's Office for Davidson County, Tennessee, and dated March 11, 2015.

This conveyance is made subject to the following:

1. All matters appearing on the plan of Townhomes of Fredericksburg of record in Plat Book 9700 Page 326 Register's Office for Davidson County, Tennessee.

2. Drainage Facility Easement of record in Book 7851 Page 712 Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers/Storm Drainage of record in Book 7993 Page 269 and Book 9607 Page 431 Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Book 10357 Page 920 Register's Office for Davidson County, Tennessee.

5. Drainage Easement of record in Book 10012 Page 756 Register's Office for Davidson County, Tennessee.

6. Easement for Sanitary Sewers/Storm Drainage water mains and appurtenances of record in Book 7358 Page 643 Register's Office for Davidson County, Tennessee.

7. Easement to Bellsouth Telecommunications of record in Book 10709 Page 143 Register's Office for Davidson County, Tennessee.

8. Charter of Homeowners Association of record in Book 10126 Page 430 Register's Office for Davidson County, Tennessee.

9. By-Laws of record in Book 10126 Page 468, Book 10275 Page 959, Book 8920 Page 45, Book 10694 Page 539, and Instrument No. 20150102-0000219 Register's Office for Davidson County, Tennessee.

10. Restrictive covenants of record in Book 7798 Page 843, Book 8920 Page 65, Book 9500 Page 393, Book 9860 Page 840, Book 10126 Page 435, Book 10224 Page 683, Book 10294 Page 850, Book 10393 Page 11, Book 10628 Page 517, Book 10895 Page 778, Instrument No. 20000718-0070558, Book 10694 Page 541, and Instrument No. 20050705-0076596 Register's Office for Davidson County, Tennessee.

Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable

This property is improved property known as 641 Old Hickory Boulevard, 5, Brentwood, TN 37027

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives,

to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 5th day of May, 2021.

Thomas Randall Dockery

Chong-Suk Dockery

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of May, 2021, before me personally appeared Thomas Randall Dockery and Chong-Suk Dockery, 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.

Witness my hand, at office, this 5th day of May, 2021.

Notary Signature
My commission expires: 2/12/23

