NEW OWNER:
Fry Classic Construction, LLC
2916 BERRY HILL DR.
NASHVILLE, TN 37204

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 21-195

MAP & PARCEL
118-01-0-222

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 640283 DEEDWARR
05/19/2021 03:08:30 PM 4 pgs
Fees: $23.00 Taxes: $2,220.00
20210519-0068168

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED THOUSAND AND 00/100 DOLLARS ($600,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Mary Elizabeth Hulsey** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **Fry Classic Construction, LLC, a Tennessee Limited Liability Company** ("Grantees"), its successors 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 in Davidson County, Tennessee, being Lot No. 35 on the Plan of L.G. Noel's Idle Wild Subdivision of record in Plat Book 161, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 35 fronts 50 feet on the Southerly margin of Halcyon Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Mary Elizabeth Oropeza and husband Luis Oropeza by Warranty Deed from The Estate of Sarah Mae Harris of record in Instrument No. 20160223-0017246 Register's Office for Davidson County, Tennessee, dated February 17, 2016 and recorded on February 23, 2016. Further being the same property conveyed to Mary Elizabeth Hulsey by Quitclaim Deed from Luis Ricardo Oropeza of record in Instrument No. 20200904-0101450 Register's Office for Davidson County, Tennessee, dated August 26, 2020 and recorded on September 04, 2020.

Being also known as 1015 Halcyon Avenue, Nashville, Tennessee 37204.

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

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors 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 any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 12th day of May, 2021.

Mary Elizabeth Hulsey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Mary Elizabeth Hulsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of May, 2021.

NOTARY PUBLIC

My commission expires: 5-24-24

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $**600,000.00**.

AFFIANT

Sworn to and subscribed to before me this 12th day of May, 2021.

NOTARY PUBLIC

My commission expires: 5-24-24

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 TENNESSEE

County of WILSON

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state,
Notary's Name

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
Signer's Name

true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731