WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,058,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES:

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-10-2023

T-SB-TAG-21-945

Karen Johnson Davidson County
Batch# 650073 DEEDWARR
06/04/2021 02:45:20 PM 2 pgs
Fees: $13.00 Taxes: $3,914.60
20210604-0075398

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Ryan Keane and Angelynn Keane	**CMG Mortgage Inc.**	
(NAME)	(NAME)	**105-02-1L-001.00-CO**
945 Southside Place	**3160 Crow Canyon Road, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**San Ramon, CA 94583**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOSEPH DAVID FREEDMAN AND COURTNEY FREEDMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN KEANE AND ANGELYNN KEANE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, being Unit No. A of Southside Place, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-103(b), et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Southside Place, of record in Instrument No. 20170502-0042844, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Southside Place provided in said Declaration, together with the By-Laws appended thereto, the plat filed as Exhibit to said Declaration, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and madea part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Joseph Freedman A/K/A Joseph David Freedman and wife, Courtney Freedman by Quitclaim deed from Joseph Freedman A/K/A Joseph David Freedman, a married man of record in Instrument No. 20200319-0030555 Register's Office for Davidson County, Tennessee, dated March 19, 2020 and recorded on March 19, 2020.

Further being the same property conveyed to Joseph Freedman A/K/A Joseph David Freedman, a married man by Warranty deed from Edwin Dean White, III and Lisa P. White, husband and wife of record in Instrument No. 20190405-0031314 Register's Office for Davidson County, Tennessee, dated April 04, 2019 and recorded on April 05, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and thereafer, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 4860, Page 25, Register's Office for Davidson County, Tennessee.
- Charter for Southside Place Homeowners Association, Inc. of record in Instrument Number 20170517-0048798, in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4220, Page 723 and Book 6236, Page 263, Register's Office for Davidson County, Tennessee.
- Charter of Edgehill Estates Homeowners Association, Inc. of record in Book 7526, Page 624, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **945 Southside Place, Nashville, Tennessee 37203**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 1 DAY OF JUNE, 2021.

Joseph David Freedman

Courtney Freedman by Joseph Freedman, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH DAVID FREEDMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of June, 2021.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Freedman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of COURTNEY FREEDMAN, and who acknowledged he executed the same as the free act and deed of the said COURTNEY FREEDMAN.

Witness my hand and official seal, this the 1st of June, 2021.

Notary Public
My Commission Expires: 5-5-25
(SEAL)

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212