ADDRESS NEW OWNER: David Edward Fritz
7720 Saddle Ridge Court
Nashville, TN 37221

SEND TAX BILL TO: new owners

Karen Johnson Davidson County
Batch# 680735 DEEDWARR
07/21/2021 12:05:14 PM 2 pgs
Fees: $13.00 Taxes: $2,290.30

20210721-0097827

MAP-PARCEL NOS. 12700023200

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **David L. Gleason and Vickie N. Gleason, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **David Edward Fritz and Tina J. Fritz, husband and wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Saddle Ridge, Section Two, of record in Book 5200, Page 367, Register's Office for Davidson County, Tennessee.

Beginning on the eastern margin of Saddle Ridge Court, said point being a common front corner with Lot 43; thence along the margin of Saddle Ridge Court, 147 feet to a point; thence continuing through said point and along the margin of said Saddle Ridge Court, a distance of 95 feet to a point, said point being common front corner with lot 41; thence running along the common boundary with Lot 41 running North 60 deg. 10' 25" East, a distance of 263.63 feet to a point, said point being the common corner with Lots 41, 44 and 45; thence along the common rear boundary with Lot 45 running South 5 deg. 46' 43" East, a distance of 297.49 feet to a point, said point being in the rear line of Lot No. 43; thence along the common boundary with Lot 43 running South 70 deg. 34' 01" East, a distance of 180.86 feet to a point, said point being point of beginning.

Being the same property conveyed to David L. Gleason and wife, Vickie N. Gleason, from Willie K. Davis by Deed dated June 17, 1983 and recorded on June 20, 1983, in Book 6078, Page 493, Register's Office for Davidson County, Tennessee.

This is property with a common address of 7720 Saddle Ridge Court, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Book 5200, Pages 366 and 367, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 5660, Page 823, said Register's Office.(4) Grantee's agreement to commence construction within twelve months of date of deed with Grantor reserving right to approve all building plans and specifications of record in Book 6078, Page 493, said Register's Office.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-SB-VRES-21-7720

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of July 2021.

David L. Gleason

Vickie N. Gleason

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **David L. Gleason and Vickie N. Gleason, husband and wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15th day of July 2021.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $619,000.00.

Affiant

Subscribed and sworn before me this 15th day of July 2021.

Notary Public
My Commission Expires: _____

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

File No. 2106-150