Name and Address of New Owner:
Richard T. Chrzasz and Kelsie Ann Frey
302 Vivelle Avenue
Nashville, TN 37210

Send Tax Bills To:
BancorpSouth Bank
PO Box 3790
Tupelo, MS 38803-3790

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 106/13/3I-1.00

Karen Johnson Davidson County
Batch# 703838 DEEDWARR
08/24/2021 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20210824-0114428

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Rachel Sylvia Roddick and Justin Roddick, wife and husband**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Richard T. Chrzasz and Kelsie Ann Frey, Husband and Wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for Vivelle Avenue Townhomes, of record in Instrument #20200310-0026504, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to Rachel Sylvia Roddick and Justin Roddick, wife and husband, from Tyler Willmon and wife, Riki-Lynne Willmon, fka Riki-Lynne Spence, by Warranty Deed dated January 17, 2020 and recorded January 23, 2020 in Instrument #20200123-0008479, said Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of August, 2021.

Rachel Sylvia Roddick (SEAL)

Justin Roddick (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of August, 2021, before me personally appeared Rachel Sylvia Roddick and Justin Roddick, 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 23rd day of August, 2021.

Notary Signature
My commission expires: 9.21.24

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $550,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 23rd day of August, 2021.

Notary Signature
My commission expires: 9.21.24

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 23rd day of August, 2021.

Date: 8-24-2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 24th day of August, 2021.

Theresa C. Richardson

My commission expires 7/9/2024.

