WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-138841-DS

Karen Johnson Davidson County
Batch# 727926 DEEDWARR
09/30/2021 11:00:30 AM 4 pgs
Fees: $23.00 Taxes: $3,404.00
20210930-0131580

WARRANTY DEED

STATE OF TENNESSEE 2021-769
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $920,000.00.

Amy M. Owen
(Affiant)

Sworn to and subscribed before me this 28th day of September, 2021.

Notary Public

My commission expires: 5/2/22

CHARLES D. LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/02/2022

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Matthew Owen and Amy Owen (NAME)	**NEW OWNER** (NAME)	**131-02-3A-007.00CO**
4221 Stammer Place (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (City) (State) (Zip)	(City) (State) (Zip)	

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, **Gary M. Fradkin and Carol Fradkin, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amy M. Owen and Matthew D. Owen, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 7, on the Plan of Stammer Park, of record in Instrument Number 20140226-0016530, in the Register's Office for Davidson County Tennessee, and further established by the Amended and Restated Master Deed Establishing a Private Element Horizontal Property Regime of Stammer Parke of record in Instrument No. 20140225-0016083, said Register's Office, reference to which is hereby made for a more complete description.

Being all the same property conveyed to Gary M. Fradkin and Carol Fradkin, husband and wife, by deed from Haury and Smith Contractors, Inc., a Tennessee Corporation of record in Instrument No. 20151202-0121644, said Register's Office.

For information purposes only: This is improved property commonly known as 4221 Stammer Place, Nashville, TN 37215.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

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 17 day of September, 2021.

[*Signatures Next Page*]

_____(SEAL)
Gary M. Fradkin

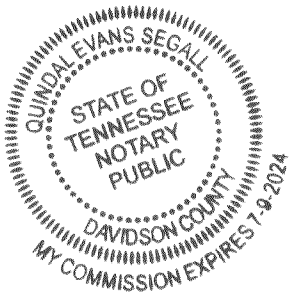
_____(SEAL)
Carol Fradkin

STATE OF TENNESSEE
COUNTY OF Williamson

On this 17 day of September, 2021, before me personally appeared Gary M. Fradkin and Carol Fradkin, 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 17 day of September, 2021.

_____
Notary Signature
My commission expires: 7/9/2024



- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 09/17/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 09/17/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 **day of** September, **2** 021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM