Karen Johnson Davidson County
Batch# 736509 DEEDWARR
10/14/2021 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $703.00
20211014-0138411

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-6778

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 12th day of October, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kari Bidwell 426 Summit Ridge Place Nashville, TN 37215	New Owner	131-05-0B-426.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Warren W. Frey, II and Patsy Q. Frey, husband and wife and Kylie A. Frey, as joint tenants with rights of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kari Leigh Bidwell, single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 426 as specified on the Plat shown in the Master Deed, on the Plan of Four Seasons Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Four Seasons Condominiums, of record in Book 6841, Page 349, and amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Four Seasons Condominiums, for placement of Unit, as shown on Exhibit "D" to the Master Deed of record in Book 6841, Page 349, and amended in Book 6847, Page 122, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Warren W. Frey, II and Patsy Q. Frey, husband and wife and Kylie A. Frey, as joint tenants with rights of survivorship by Warranty deed from Fielding Dick Jewell and Ellen Huggins Jewell, Co-Executors of the Estate of Harold Louis Huggins, deceased of record in Instrument No. 20160601-0054798 Register's Office for Davidson County, Tennessee, dated May 27, 2016 and recorded on June 01, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 426 Summit Ridge Place, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 12th day of October, 2021.

Warren W. Frey, II

Patsy Q. Frey

Kylie A. Frey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Warren W. Frey, II, Patsy Q. Frey, and Kylie A. Frey** with whom I am personally acquainted (or 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 Brentwood, Tennessee this 12th day of October, 2021.

MARGARET YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 7/29/2024

Notary Public
My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 October 13, 2021

Affiant Signature

10/13/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 13th day of October, 2021.

Notary Signature

My Commission Expires: _____

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023