WARRANTY DEED

Karen Johnson Davidson County
Batch# 757339 DEEDWARR
11/18/2021 08:29:55 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20211118-0153433

T-TAG-21-8111

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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

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:	MAP / PARCEL NUMBER (S)
Richard Block	**New Owner**	
(NAME)	(NAME)	**128-10-0-209.00**
1150 Shelton Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **ROLAND FRYE, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHARD BLOCK, MARRIED,** 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 in Davidson County, Tennessee, being Lot 8A on the Plan of Zone-Lot Division Stacy Square Townhomes, Stacy Square, Section 7, of record in Book 5200, Page 438, amended in Book 5200, Page 467, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Roland Frye by Quit-Claim Deed from Ayan Dahir Mire of record in Instrument No. 20210330-0041200 Register's Office for Davidson County, Tennessee, dated December 26, 2020 and recorded on March 30, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- All matters shown on the Plan of record in Plat Book 5200, Page 467, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5973, Page 335, amended in Book 6307, Page 866, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8111 Stacey Square Ct, Nashville, Tennessee 37221**.

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 10th DAY OF NOVEMBER, 2021.

Roland Frye

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROLAND FRYE, 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 10th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

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