Karen Johnson Davidson County
Batch# 760518 DEEDWARR
11/24/2021 11:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211124-0156096

This Instrument Prepared By:
Law Office of Matthew D. Faulk
PO Box 681804
Franklin, TN 37068-1804

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*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property*

| **Address New Owner** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| ALEX FRIEDRICHSEN, Trustee<br>MICHELE FRIEDRICHSEN, Trustee<br>FRIEDRICHSEN REVOCABLE<br>LIVING TRUST<br>dated November 18, 2021<br>800 Plowson Road<br>Mount Juliet, TN 37122 | SAME | 044-11-0-101.00 |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][3][F]).

Michele Friedrichsen
AFFIANT

MATTHEW D. FAULK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEBRUARY 23, 2025

Sworn to and subscribed before me this 18th day of November, 2021.

Matthew Faulk, Notary Public

My Commission Expires: February 23, 2025

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, **Michele Friedrichsen and Alex Friedrichsen, wife and husband**, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in ~~Wilson~~ Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to **Alex Friedrichsen and Michele Friedrichsen, Trustees, or their successor in interest, of the Friedrichsen Revocable Living Trust, dated November 18, 2021**, as tenancy by the entirety.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held

by us as tenancy by the entirety, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 OUR HANDS this November 18, 2021.

By: _____
Michele Friedrichsen

_____
Alex Friedrichsen

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michele Friedrichsen and Alex Friedrichsen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 18th day of November, 2021.

_____
Matthew Faulk, Notary Public

My Commission expires: February 23, 2025

MATTHEW FAULK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES FEBRUARY 23, 2025

**Exhibit A**

**Property Description**

Said property is described to wit:

Lot 120, SECTION "A", VILLAGE OF OLD HICKORY, as shown on plat of record in Book 1424, Pages 68-69, in the Register's Office, DAVIDSON County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michele Friedrichsen and Alex Friedrichsen, wife and husband, by Warranty Deed of record from James E. Thomas and Corina D. Thomas, Husband and Wife, in Instrument No. 20190711-0067717, Register's Office for Davidson County, Tennessee.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.
2. Matters, if any, shown on any applicable Plan of record in the Register's Office for DAVIDSON County, Tennessee.
3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 609 Hadley Ave., Old Hickory, TN 37138.

# True Copy Certification

I, Matthew D. Faulk, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 11-18-2021.

Matthew D. Faulk

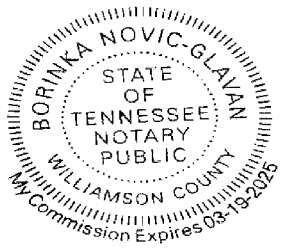
11-18-2021
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn and subscribed to me on this 18 day of November, 2021.

Notary Seal (if on paper)




Notary Public

My Commission Expires: 03/19/25