NEW OWNER:

WILLIAM FRISCH
206 WOODMAKER COURT
NASHVILLE, TN 37214

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 21-2226

Map 108
Group 16
Parcel 243.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 780845 **DEEDWARR**
12/29/2021 08:00:30 AM 3 pgs
Fees: $18.00 Taxes: $943.50

20211229-0170831

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty-Five Thousand and 00/100 Dollars ($255,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NATHAN SHORT and wife, DEBBIE SHORT** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **WILLIAM FRISCH and KAREN FRISCH, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 126A on the plan of Percy Priest Woods, Section 4, Zone Lot Division of Lots 111, 112, 124, 125 and 126, as shown on the plat of the same of record in Book 6900, Page 64, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to NATHAN SHORT and DEBBIE SHORT, husband and wife, by Warranty Deed from JAMES DANIEL MCCAIN, married, dated April 29, 2021, and of record in Instrument No. 20210503-0058681, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **206 WOODMAKER COURT, NASHVILLE, TN 37214**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 64, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 22nd day of December, 2021.

NATHAN SHORT

DEBBIE SHORT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **NATHAN SHORT and wife, DEBBIE SHORT** , 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 office this 22nd day of December, 2021.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$255,000.00**.

AFFIANT

Sworn to and subscribed to before me this 22nd day of December, 2021.

NOTARY PUBLIC

My commission expires: JACOB THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025