Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-15203-AP

Karen Johnson Davidson County
Batch# 781916 DEEDWARR
12/30/2021 12:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,113.70
20211230-0171903

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $301,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 11-6-2024
(AFFIX SEAL)

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Boulevard, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
David Jonathan Friedrichs and Kylee Faith Friedrichs, husband and wife	New Owner	Parcel ID: 172-08-0A-012.00-000
(NAME) 1632 Hunters Branch Road	(NAME)	
(ADDRESS) Nashville, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Michael Dayton and Margaret Dayton, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Jonathan Friedrichs and Kylee Friedrichs, husband and wife**, 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 situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 12 on the Plan of Section Two-A, Hunters Branch of record in Plat Book 6250, Page 819, and amended in Book 6815, Page 77, in the Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete legal description.

Said Lot No. 12 fronts 58.89 feet on the broken Northeasterly margin of Hunters Branch Road and extends back 105.82 feet on the Northwesterly line and 108.60 feet on the Southeasterly line to a dead line in the rear, measuring 66.83 feet thereon.

Being the same property conveyed to Michael Dayton and Margaret Dayton, husband and wife, By Warranty Deed from John D. Robertson, unmarried, and Charles A. Lamb, unmarried dated July 21, 2017 recorded July 25, 2017, of record as Instrument No. 20170725-0075300 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1632 Hunters Branch Road, Nashville, TN 37013

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 do 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.

Witness our hands this 21 day of December, 2021

Michael Dayton

Margaret Dayton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Michael Dayton and Margaret Dayton, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of December, 2021.

Notary Public

My Commission Expires:

(SEAL)

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

- **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 12/21/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 12/21/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21 **day of** December, **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