When recorded, return to:
Magnolia Title & Escrow, Inc.
1104 Fatherland Street
Nashville, TN 37206
File Number: _____

Karen Johnson Davidson County
Batch# 794287 DEEDWARR
01/24/2022 09:47:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20220124-0008484

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 9-15370-KS-s

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

Subscribed and sworn to before me, this the 11th day of January, 2022.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Rebecca Anneliese Henry 5170 Hickory Hollow Parkway #915 Nashville, TN 37013	Rebecca Anneliese Henry 4001 Amelia Dr. Franklin, OH 45005	163-05-0A-006-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we,

Thomas Wesley Frizzell and Mary Jean Frizzell, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Rebecca Anneliese Henry, an unmarried woman, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 6, as shown on the map entitled Plan of Phase I, Hickory Hollow Townhomes (Mill Park), of record in Plat Book 9700, Page 686, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Thomas Wesley Frizzell and Mary Jean Frizzell by Warranty Deed from Corey Carney and wife, Nashedra Carney of record in Instrument No. 20210419-0051924, in the Register's Office of Davidson County, Tennessee, dated April 14, 2021 and recorded on April 19, 2021.

Being the same property conveyed to Corey Carney, a single man by Warranty Deed from Linda

Bradley, unmarried of record in Instrument No. 20050204-0013142, in the Register's Office of Davidson County, Tennessee, dated January 28, 2005 and recorded on February 4, 2005.

This is improved property located at: **5170 Hickory Hollow Parkway #915, Nashville, TN 37013**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of January, 2022.

GRANTOR:

Thomas Wesley Frizzell

Thomas Wesley Frizzell

Mary Jean Frizzell

Mary Jean Frizzell

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas Wesley Frizzell and Mary Jean Frizzell, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of January, 2022.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Emily Manno, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on 1/11/22.

Date

Emily Manno

Affiant Signature

1/11/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of January, 20 22.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23

Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON