Karen Johnson Davidson County
Batch# 827283 DEEDWARR
03/23/2022 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20220323-0033478

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES:
07-09-2024

(AFFIX SEAL)

THERESA C. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Hadlock,an unmarried woman and Jonathan Schmidt, an unmarried man	Pinnacle Bank	
	(NAME)	
1880 Union Hill Road	150 3rd Ave South, Ste 1000	017-00-0-009.00
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Robert E. Frey, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ashley Hadlock,an unmarried woman and Jonathan Schmidt, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A tract of land in the Tenth Civil District of said County described according to a copy of survey made June 26, 1953 by Stephen A. Draper, Surveyor.

Beginning at a point in the center line of Union Hill road corner to Greer and running North with said Greer lands North 0.08 Degrees East 370 feet to a point; thence North 76 degrees East 119.5 feet to a point; thence South 0.08 degrees West 370 feet to center of said Union Hill Road; thence with center of said road, South 67 degrees 50 minutes West 40.3 feet to a point; thence South 80 degrees West 79.7 feet to the point of beginning, containing 0.99 acres, more or less.

Being the same property conveyed to Robert E. Frey, unmarried by Warranty Deed from LaVergne Foster of record in Instrument No. 20061204-0149081 Register's Office for Davidson County, Tennessee, dated November 30, 2006 and recorded on December 04, 2006.

This property is not a residence of the Grantor, spouse, or any dependent.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1880 Union Hill Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 14th day of March, 2022.

WARRANTY DEED
(Continued)

Robert E. Frey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert E. Frey, unmarried, the herein bargainor(s), 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 14th day of March, 2022.

Notary Public

My Commission Expires: 11/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

CERTIFICATE OF AUTHENTICITY

I, the undersigned Daniel L. Wischhof, 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 14TH day of MARCH, 2022.

Date: 3-14-2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Theresa C. Richardson, a notary public for this county and state, Daniel L. Wischhof, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed on this 14TH day of MARCH, 2022.

Theresa C Richardson

My commission expires 7/9/2024.



