Karen Johnson Davidson County
Batch# 828532 DEEDWARR
03/25/2022 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20220325-0034624

WARRANTY DEED

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MJ-VRE-22-926

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/15/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas James Mulgrew, IV and Shohreh Darei	**NEW OWNER**	
(NAME)	(NAME)	**072-06-0-109.00**
926 Elvira Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JUSTIN FRICKE AND CHELSEA FRICKE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS JAMES MULGREW, IV, AN UNMARRIED MAN, AND SHOHREH DAREI, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 60 feet of the Northerly 180 feet of Lot No. 5 on the Plan of C.W. Waller's Subdivision of the John D. Anderson Home Place of record in Plat Book 421, Page 35, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 60 feet on the Southerly side of Elvira Avenue and runs back between parallel lines 180 feet to a dead line.

Being the same property conveyed to Chelsea Hamilton and Justin Fricke, both unmarried, as tenants in common with the right of survivorship by Warranty deed from Timothy V. Hockenberry and Ashley E.D. Hockenberry, husband and wife of record in Instrument No. 20190410-0032582 Register's Office for Davidson County, Tennessee, dated April 5, 2019 and recorded on April 10, 2019. (Value of consideration shown in aforementioned deed $303,000.00.).

Being the same property conveyed to Justin Fricke and Chelsea Fricke, husband and wife by Quitclaim deed from Chelsea Hamilton now known as Chelsea Fricke, married, and Justin Fricke, married of record in Instrument No. 20200428-0044275 Register's Office for Davidson County, Tennessee, dated April 21, 2020 and recorded on April 28, 2020. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 926 Elvira Avenue Nashville, Tennessee 37216.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 35, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **926 Elvira Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11 DAY OF MARCH, 2022.

Justin Fricke

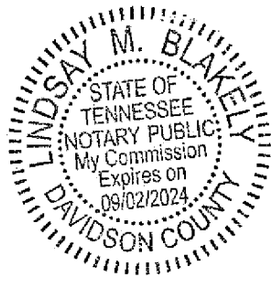
Chelsea Fricke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JUSTIN FRICKE, the within named bargainor, 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 11th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

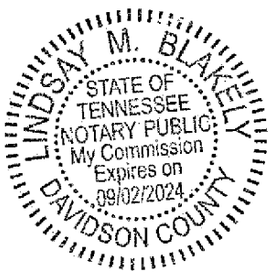


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHELSEA FRICKE, the within named bargainor, 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 11th of March, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Sarah Ames, 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 March 11, 2022.

Signature
Date: March 11, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 11th day of March, 2022 personally appeared before me, a notary public for the State aforesaid, Sarah Ames, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD