Karen Johnson Davidson County
Batch# 830642 DEEDWARR
03/29/2022 01:45:01 PM 2 pgs
Fees: $13.00 Taxes: $2,238.50
20220329-0036325

WARRANTY DEED

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY 07-03-2024

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$605,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2022.

Notary Public

My commission expires: 07/03/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brian L. Fricke and Annette M. Fricke, Trustees of the BA Fricke Family Trust	New owner	**Map 061-12-0 Parcel 032.00**
1204 Eastdale Avenue	255 Minorca Beach Way #502	
Nashville, TN 37216	New Smyrna Beach, FL 32169	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mark Tucker, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian L. Fricke and Annette M. Fricke, Trustees of the BA Fricke Family Trust

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:

Land in Davidson County, Tennessee, being the East 40 feet front and 50 feet rear of Lot No. 4 and all of Lot No. 5, Block G on the Plan of Section No. 2 of Jackson Park, of record in Plat Book 843, Page 21, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Said part of said lot and Lot No. 5 adjoin and front together 100 feet on the South side of Eastdale Avenue and run back 159 feet on the East line of Lot No. 5, and 141 1/2 feet on the West line of the East part of Lot No. 4, to a dead line in the rear on which it measures 122 feet.

Being the same property conveyed to Mark Tucker, by Warranty Deed dated October 21, 2019, from Barbara P. Waggoner, of record in Instrument No. 20191022-0108141, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 843, Page 21, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__X__) Unimproved (____) property, known as **1204 Eastdale Avenue, Nashville, TN 37216**

MS-VR65-22-1204

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 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 **25th** day of **March, 2022.**

Mark Tucker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Mark Tucker,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **March, 2022.**

Notary Public

My Commission Expires: 9/8/25

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON