This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Karen Johnson Davidson County
Batch# 835798 DEEDWARR
04/06/2022 03:21:30 PM 4 pgs
Fees: $23.00 Taxes: $2,479.00
20220406-0040113

WARRANTY DEED

THIS INDENTURE, made this 21day of March , A.D., 2022 , by and between

Brandt Frye and Jenna L. Frye husband and wife

First Parties, and

Ashley Earley, an unmarried woman

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, Being Unit No. 1 of Homes at 1012C & D Maynor Avenue, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions, and Restrictions for Homes at 1012 C & D Maynor Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161214-0131170 and amended in Instrument No. 20170301-0020143, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandt Frye and Jenna L. Frye, husband and wife by Deed dated June 7, 2018 from Chris Thomas Homes, LLC, recorded June 13, 2018, in Instrument Number 20180613-0056836, in the Official Records of Davidson County, Tennessee.

OWNER:
Ashley Earley
1012 Maynor Street, Unit C
Nashville, TN 37219

RESPONSIBLE TAXPAYER:
Same as above

MAP AND PARCEL:
CLT # 072061 L001 00CO

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

× _____
Brandt Frye

× _____
Jenna L. Frye

✓STATE OF Kentucky

✓COUNTY OF Jefferson

Personally appeared before me, Brandt Frye and Jenna L. Frye husband and wife, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of February, 2022.

✓ _____
Notary Public

My Commission Expires: ✓ 11/12/25

JONATHAN CHRISTOPHER GAWRON
MY COMMISSION EXPIRES
NOTARY PUBLIC
COMM. # 40152
NOVEMBER 12, 2025
COMMONWEALTH OF KENTUCKY

MR-CG-236332

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 670,000.00.

Affiant

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Subscribed and sworn before me this the 21st day of March, 20 22.

Signature of Notary Public

Sheila McCord

Printed Name of Notary

2/1/23

Commission Expiration

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Notary Seal
Sumner County, TN

$3.00 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 3-21-22.

Tracey Trumphour
Affiant
Date: 3-21-22

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 21 day of March, 2022

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY