(1)

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: QTN-6929-2022

Karen Johnson Davidson County
Batch# 838799 DEEDWARR
04/13/2022 08:26:29 AM 2 pgs
Fees: $13.00 Taxes: $9,527.50

20220413-0042529

**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,575,000.00.

M. Alexa Mende
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of April, 2022

Dina Jones
NOTARY PUBLIC

My commission expires:

DINA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Coleen D. Fry and Daniel Fry<br>1514 Tyne Boulevard<br>Nashville, TN, 37215 | Same address as new owner | 145-02-0B-1.00-CO |

FOR AND IN CONSIDERATION of the sum of TWO MILLION FIVE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($2,575,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEVEN P. GONZALEZ AND DINA T. NELSON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **DANIEL LEE FRY AND COLEEN DENISE FRY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows. to-wit:

Land in Davidson County, Tennessee, being Unit A of Homes at 1512 Tyne, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 1512 Tyne, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20170531-0053784, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 1512 Tyne, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20170531-0053784, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Steven P. Gonzalez and Dina T. Nelson, husband and wife, from White Pines Building Group, LLC, a Tennessee limited liability company, by Warranty Deed dated November 7, 2019 and recorded November 12, 2019 in Instrument #20191112-0116634, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved ✓ improved property, known as: 1514 Tyne Boulevard, Nashville, TN 37215

HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2022 property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 8th day of April, 2022

GRANTOR(S)

Steven P. Gonzalez

Dina T. Nelson

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF Collier.

Personally appeared before me, a Notary Public, Steven P. Gonzalez and Dina T. Nelson, 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 and seal, this the 8th day of April, 2022.

Notary Public

Jerry Haynes

Printed Notary Name

JERRY D HAYNES
Notary Public-State of Florida
Commission # HH 142952
My Commission Expires
July 17, 2025

My commission expires: 7/17/25