BOX 10-B

Karen Johnson Davidson County
Batch# 841317 **DEEDWARR**
04/18/2022 01:38:18 PM 2 pgs
Fees: $13.00 Taxes: $1,115.55

20220418-0044335

LEE A. COHEN — STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$301,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: **March 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEDIDIAH JOSEPH FREHEIT	**INTERLINC MORTGAGE SERVICES, LLC**	**095-12-0-018.00**
(NAME) **2525 HIBBITTS RD.**	(NAME) **5875 N. SAM HOUSTON PKWY. WEST, SUITE 300**	
(ADDRESS) **NASHVILLE, TN 37214**	(ADDRESS) **HOUSTON, TX 77086**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, LUCY JANE SKELTON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEDIDIAH JOSEPH FREIHEIT, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR 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 Lot No. 87, as shown on the map entitled Woodberry Park, of record in Plat Book 2133, Pages 117, 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to LUCY JANE SKELTON, SINGLE WOMAN, by deed from ROBERT LUKE RYAN, UNMARRIED, of record in Instrument No. 20200820-0094083, dated August 19, 2020, said Register's Office.

This conveyance is subject to matters on the Plan of record in Book 2133, Pages 117, 118, 119; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **2525 HIBBITTS RD., NASHVILLE, TN 37214**
(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 hand this 15 day of April, 2022.

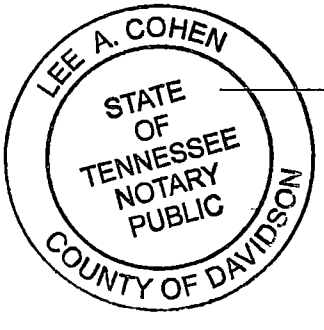
LUCY JANE SKELTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lucy Jane Skelton,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15 day of April, 2022.

My Commission expires: **March 3, 2026**



Notary Public