Karen Johnson Davidson County
Batch# 841792 DEEDWARR
04/19/2022 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20220419-0045052



STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$140,000.00**

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(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
BARBARA DALE AND MICHAEL DALE	Same As New Owner	**043-10-0A-055.00-CO**
(NAME) **555 N. DUPONT AVE., #C69**	(NAME)	
(ADDRESS) **MADISON, TN 37115**	(ADDRESS)	
(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, JEDIDIAH FREIHEIT, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARBARA DALE, AN UNMARRIED WOMAN, AND MICHAEL DALE, A MARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Unit No. C-69 (203) on the Plan of Madison Park Condos, 555 DuPont Avenue, Madison, Tennessee, according to the Master Deed of record in Book 5462, Pages 614 through 649, inclusive, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, Pages 179 through 182, inclusive, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Jedidiah Freiheit, a single man, from Jeffrey W. Brown, unmarried, by deed dated August 1, 2018, of record in Instrument No. 20180808-0077963, said Register's Office.

This conveyance is subject to matters on the Plan of record in Book 5200, page 179-182, Master Deed of record in Book 5462, Page 614, Correction to Master Deed of record in Book 5608, Page 551, and Addendum to Master Deed of record in Book 8014, Page 416; Bylaws of record in Book 10895, Page 319, Instrument No. 20150114-0004067, Instrument No. 20170327-0029689, and Instrument No. 20181129-0116533; Rules and Regulations of record in Instrument No. 20150324-0025053, Instrument No. 20150813-0081221, Instrument No. 20150813-0081222, and Instrument No. 20180426-0039524; Agreement of record in Instrument No. 20150324-0025057; 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 **555 N. DUPONT AVE., #C69, MADISON, TN 37115**
(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 11 day of April, 2022.

JEDIDIAH FREIHEIT

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 **Jedidiah Freiheit,** the bargainor, 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 11th day of April, 2022.

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

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

Notary Public

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 **April 11, 2022**.

Affiant Signature

April 11, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

11th day of **April**, 20**22**.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

