Karen Johnson Davidson County
Batch# 842194 DEEDWARR
04/19/2022 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $13,756.60
20220419-0045140

WARRANTY DEED

TIFFHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$3,718,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/2/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Julian Fry and Christine Fry 758 West Meade Drive Nashville, TN 37205	Same as owner	115-07-0-072

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Nashville Construction Company, Inc., a Tennessee Corporation**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Julian Fry and Christine Fry, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of West Meade Estates, Section Four of record in Plat Book 3300, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nashville Construction Company, Inc., a Tennessee Corporation, by Warranty Deed from Robert Kelsey Fitzpatrick and Jamie Lay Fitzpatrick, husband and wife, dated 10/23/2020 and recorded 10/26/2020, of record in Instrument 202010260123632, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: **758 West Meade Drive, Nashville, TN 37205**

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 the 12th day of April, 2022.

Nashville Construction Company, Inc.

BY: _____
Jennifer D. Stacey, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

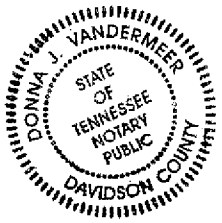
Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Jennifer D. Stacey, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Authorized Agent of Nashville Construction Company, Inc., the within named bargainor, a corporation, and that she as such Authorized Agent being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jennifer D. Stacey as such Authorized Agent.

Witness my hand and official seal, this the 12th of April, 2022.

_____
Notary Public

My Commission Expires: 3-7-2023

(SEAL)



TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 12, 2022.

Signature
Date: April 12, 2022

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

On this 12th day of April, 2022 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD