WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF APRIL, 2022. Notary Public MY COMMISSION EXPIRES: 07/09/24 (AFFIX SEAL)
MJ-FSBO-22-1204	

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Justin Lee Fricke and Chelsea Fricke	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	
1204 Eastdale Ave.	**1749 Mallory Lane, Suite 100**	**061-12-0-032.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE BA FRICKE FAMILY REVOCABLE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN LEE FRICKE AND CHELSEA FRICKE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the East 40 feet front and 50 feet rear of Lot No. 4 and all of Lot No. 5, Block G, on the plan of Section No. 2 of Jackson Park, of record in Book 843, Page 21, Register's Office for Davidson County, Tennessee.

Said Part of said lot and Lot No. 5 adjoin and front together 100 feet on the South Side of Eastdale Avenue and run back 159 feet on the East line of Lot No. 5 and 141-1/2 feet on the West line of the East Part of Lot No. 4, to a dead line rear on which it measures 122 feet.

Being a portion of the same property conveyed to Mark Tucker by Warranty deed from Barbara Waggoner of record in Instrument No. 20191022-0108141 Register's Office for Davidson County, Tennessee, dated October 21, 2019 and recorded on October 22, 2019.

Being the same property conveyed to Brian L. Fricke and Annette M. Fricke, trustees of The BA Fricke Family Trust by Warranty deed from Mark Tucker, a single person of record in Instrument No. 20220329-0036325 Register's Office for Davidson County, Tennessee, dated March 25, 2022 and recorded on March 29, 2022. Whereas grantee should have been listed as Brian L. Fricke and Annette M. Fricke, trustees of The BA Fricke Revocable Family Trust as corrected in Scrivener's Affidavit of record in Instrument No. 20220426-0047859 Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 21, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1204 Eastdale Ave., Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 845760 **DEEDWARR**
04/26/2022 11:18:04 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50

20220426-0047860

Witness my/our hand(s) this the ____ DAY OF APRIL, 2022.

The BA Fricke Family Revocable Trust

BY: Annette M Fricke
Annette M. Fricke
Co-Trustee

BY: Brian L. Fricke
Brian L. Fricke
Co-Trustee

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Volusia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNETTE M. FRICKE, CO-TRUSTEE of THE BA FRICKE FAMILY REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of April, 2022.

Sandra K Phelps
Notary Public
My Commission Expires: 08-11-22
(SEAL)

SANDRA K PHELPS
Commission # GG 236789
Expires August 11, 2022
Bonded Thru Budget Notary Services

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Volusia

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN L. FRICKE, CO-TRUSTEE of THE BA FRICKE FAMILY REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of April, 2022.

Sandra K Phelps
Notary Public
My Commission Expires: 08-11-22
(SEAL)

SANDRA K PHELPS
Commission # GG 236789
Expires August 11, 2022
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RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212