Karen Johnson Davidson County
Batch# 845998 DEEDWARR
04/26/2022 03:58:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20220426-0048182

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $750,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF APRIL, 2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10.20.24

BROOKE BERGERON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-20-2024

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 22-2643LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Logan Makoto Vlach and Linrun Li	Rocket Mortgage LLC	
5209 Idaho Avenue	1050 woodward Ave.	103 03 0 067.00
Nashville, TN 37209	Detroit, MI 48226	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BRITTANY GAYLE FREIDEN AND WESLEY ROSS FREIDEN, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LOGAN MAKOTO VLACH, A SINGLE MAN AND LINRUN LI, A SINGLE WOMAN, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 the Westerly 50 feet of the Easterly 640 feet of the Northerly 160 feet of Blocks 23 and 24, on the map of Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said part of said blocks front 50 feet on the South side of Idaho Avenue, formerly Fifth Avenue, and extends back between parallel lines, 160 feet to a dead line.

Being the same property conveyed to Brittany Gayle Freiden and Wesley Ross Freiden, wife and husband, by Quitclaim Deed from Brittany Gayle Freiden (FKA Brittany Nabors) and Wesley Ross Freiden (AKA Wesley Frieden), wife and husband, of record in Instrument No. 20200729-0083632, in the Register's Office for Davidson County, Tennessee, dated July 22, 2020 and recorded on July 29, 2020.

Being the same property conveyed to Brittany Nabors, an unmarried woman and Wesley Freiden, an unmarried man, as joint tenants with rights of survivorship, by Warranty Deed from Robin Peter Fountain and Linda George Fountain, husband and wife, of record in Instrument No. 20180516-0046651, in the Register's Office for Davidson County, Tennessee, dated May 14, 2018 and recorded on May 16, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interest or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. Any lien or rights to a lien, for labor, services or materials imposed by law and not shown by the Public Records.

6. Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

7. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

8. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, as recorded in Plat Book 421, Page(s) 18.

10. Easement for Sewer, recorded in Book 2149, Page 468.

This is improved property known as 5209 Idaho Avenue, Nashville, TN 37209

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 15th day of April, 2022.

Brittany Gayle Freiden

Wesley Ross Freiden

STATE OF TENNESSEE

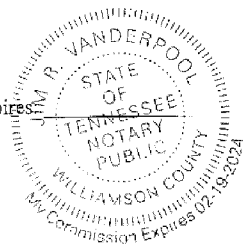
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BRITTANY GAYLE FREIDEN AND WESLEY ROSS FREIDEN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:



True Copy Certification

I, Yvette Meldrum, 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 15, 2022

Signature 4/15/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15 day of April, 2022

Notary's Signature

10.20.24
My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024