This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-17042-AP

Karen Johnson Davidson County
Batch# 853130 DEEDWARR
05/10/2022 11:11:06 AM 2 pgs
Fees: $13.00 Taxes: $1,430.24
20220510-0053317

STATE OF TENNESSEE
COUNTY OF Davidson

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The actual consideration or value, whichever is greater, for this transfer is $386,550.00.

Affiant

Subscribed and sworn to before me, this the 4th day of May, 2022.

Notary Public
My Commission Expires: 11-6-2024

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Connor Hart 604 Plantation Court Nashville, TN 37221	Fairway Independent Mortgage Corporation 4201 Marsh Lane Carrollton, TX 75007	142-05-0A-144-00

WARRANTY DEED

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, **Zachary Warren Frey and Chelsa Jade Frey, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Connor Hart, an unmarried man**, hereinafter called the Grantee(s), his/her/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 Unit No. X-6, together with the Carport designated No. X-6-C on the Plan of Section 2, River Plantation Condominium Apartments, of record in Plat Book 4460, page 136-137, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of River Plantation (Section Two) a Horizontal Property Regime established by a Master Deed and By Laws of record in Book 4661, page 334, as amended in Book 4691, page 906, Book 6354, page 676, as corrected in Book 6436, page 389, amended in Instrument No. 20120828-0077595, and Instrument No. 20120828-0077603, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Zachary Warren Frey and Chelsea Jade Frey, husband and wife, by deed from Bonnie L. Martin, unmarried, of record in Instrument No. 20180604-0052949, Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on June 4, 2018.

This is improved property located at: **604 Plantation Court, Nashville, TN 37221**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of May, 2022

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GRANTOR:

Zachary Warren Frey

Chelsa Jade Frey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Zachary Warren Frey and Chelsa Jade Frey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of May, 2022.

Notary Public
My Commission expires: 11-6-2024

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY