Karen Johnson Davidson County
Batch# 861449 DEEDWARR
05/24/2022 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $3,977.50
20220524-0059935

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,075,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2022 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. BC-22-2448	

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sally Brand Friedman and Jonathan Frano	New Owner	
(NAME)	(NAME)	
902 Caruthers Avenue		118-01-2C-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Ryan Christopher Flook and Elizabeth Ann Flook, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sally Brand Friedman, a single woman and Jonathan Frano, a single man, as tenants in common**, HEREINAFTER CALLED THE GRANTEE, 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 A as shown on Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions for Homes at 902 and 904 Caruthers Ave., a Horizontal Property Regime with Private Elements pursuant to Tennessee Code Annotated Section 66-27-103(b) of record in Instrument Number 20150317-0022691, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ryan C. Flook and Elizabeth A. Hale, both unmarried, as Tenants in common by Warranty deed from Aspen Construction Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160119-0004936 Register's Office for Davidson County, Tennessee, dated January 15, 2016 and recorded on January 19, 2016.

Elizabeth Ann Hale has since married Ryan C. Flook.

This is property more commonly known as 902 Caruthers Avenue, Nashville, TN 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 17th day of May, 2022.

Ryan Christopher Flook

Elizabeth Ann Flook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of May, 2022, before me personally appeared Ryan Christopher Flook and Elizabeth Ann Flook, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of May, 2022.

Notary Signature
My commission expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 May 17, 2022.

Affiant Signature

05/17/22
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 17th day of May, 2022

Notary Public

Notary's Seal:

