Karen Johnson Davidson County
Batch# 871699 DEEDWARR
06/15/2022 10:09:57 AM 2 pgs
Fees: $13.00 Taxes: $6,290.00
20220615-0068246

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Prepared by:
Record and Return To:
Chapman and Rosenthal Title Inc
10 Burton Hills Blvd, Suite 130
Nashville, TN 37215

SEZEN YALMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

2022-246

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00.

Affiant

Subscribed and sworn to before me this 8th day of June, 2022.

Notary Public
My Commission Expires:

Address of New Owner:	Send Tax Bills to:	Tax Information:
Brandon Rosenthal & Lindsey Rosenthal	New Owner	
4217 Morriswood Drive		132 07 0 011.00
Nashville, TN, 37204		

WARRANTY DEED

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

Michael Friesch and Kelly Friesch, husband and wife,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Brandon Rosenthal and Lindsey Rosenthal, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Southmeade, Section II and a Revision of Lots 23 and 24, Section I, as shown on Plat of record in Book 2133, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description of said Lot; and part of the right-of-way of Overton Street which was closed by Ordinance No. 84-6 and corrected by Ordinance No. 08-8, City of Oakhill, Tennessee, and certified copies of record in Instrument No. 20100901-0069578 and Instrument No. 20100901-0069577, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Michael Friesch and Kelly Friesch, husband and wife by Warranty Deed from Ryan E. Little and Karen B. Little, husband and wife, recorded June 17, 2019, as Instrument No. 20190617-0057634 Register's Office for County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4217 Morriswood Drive, Nashville, TN 37204.**

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 our hands this 3rd day of June, 2022.

Michael Friesch

Kelly Friesch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Friesch and Kelly Friesch, with whom I am personally acquainted (or proved to me 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 Nashville, Tennessee, this 3rd day of June, 2022.

Notary Public – April D. Wideman
My Commission Expires: 03/07/2026

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY