This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Jason Charles Friedman
725 Magnolia Trail
Nashville, Tennessee 37221

Karen Johnson Davidson County
Batch# 877033 DEEDWARR
06/24/2022 08:46:25 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20220624-0072176

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Provident Funding Associates, L.P.
1101 Kermit Dr., Suite 607
Nashville, TN 37217

MAP **142-11**
GROUP **0B**
PARCEL **019.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bradley Shuman and Erika Shuman, a married couple,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Jason Charles Friedman and Rachel Elizabeth Kant, husband and wife**, 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 Lot No. 19 on the final plat of Magnolia Place, as shown by plat and survey of record in Plat Book 7900, page 729, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bradley Shuman and Erika Shuman, a married couple by deed from Laurence E. Tucker and Rise L. Tucker, husband and wife of record in Instrument no. 20190711-0067602, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2022 and subsequent years.

This is **improved** property known as **725 Magnolia Trail, Nashville, Tennessee 37221.**

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, his heirs and assigns , forever, and,

GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **22nd** day of **June, 2022.**

Bradley Shuman

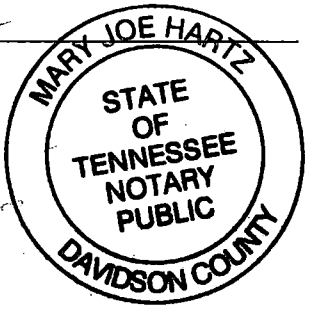
Erika Shuman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Bradley Shuman and Erika Shuman, a married couple**, the bargainors, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of June, 2022.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 9/2/2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $535,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day of June, 2022.

Mary Joe Hartz
NOTARY PUBLIC
My Commission Expires: 9/2/2024

