Karen Johnson Davidson County
Batch# 882834 DEEDWARR
07/01/2022 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20220701-0076576

WARRANTY DEED

PATRICIA DARNELL STATE OF TENNESSEE NOTARY PUBLIC LAWRENCE COUNTY

File No. JN-22-2760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2022

Notary Public

MY COMMISSION EXPIRES: 02-01-2025

(AFFIX SEAL)

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
Gretchen Fronk	Same Owner	
(NAME)	(NAME)	
1430 Meridian Street		071-11-0-063.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Nathan Ring, a single man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gretchen Fronk, an unmarried woman**, 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 the southerly 35 feet of Lot No. 4 and the northerly 15 feet of Lot No. 5 on the Plan of W. B. Dew's Subdivision of 7 Acres Parted Off the North Side of G. Scrugs Deed's Land of record in Plat Book 332, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Part of Lots Nos. 4 and 5 front together 50 feet on the westerly side of Meridian Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Nathan Ring, an unmarried man by Warranty deed from Phillip Daniel Hayes, unmarried of record in Instrument No. 20190418-0035858 Register's Office for Davidson County, Tennessee, dated April 05, 2019 and recorded on April 18, 2019.

This is property more commonly known as 1430 Meridian Street, Nashville, TN 37207.

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 30th day of June, 2022.

Nathan Ring by Joshua Hunter, his Attorney-In-Fact

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, Joshua Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Nathan Ring, and that this instrument was executed on behalf of the said Nathan Ring for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2022.

Notary Public Jill Neely

My Commission Expires: 01-06-2025

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Tennessee Certification of Electronic Document

I, Patricia Nicks, 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 06-30-2022 (date of document).

Affiant Signature

06-30-2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10-27-25

NOTARY'S SEAL

