WARRANTY DEED

Karen Johnson Davidson County
Batch# 894462 DEEDWARR
07/27/2022 10:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20220727-0085634

File No. BC-22-2947

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of July, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

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
Margrit Rosen-Freundlich and Paul R. Freundlich	Same As New Owner	
(NAME)	(NAME)	
2 S. Willow St., Apt. 425		083-09-0-303.00
(ADDRESS)	(ADDRESS)	
Montclair, NJ 07042		
(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, **Patricia Ann Johnson, Gennie Maydell Conquest, Willie Clarence Walls, Peggy Sue Merrilees, Martha Nell Jackson, Jerry Kenneth Walls, and Eddie Gene Walls, heirs of Ruth Bell Walls**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul R. Freundlich and Margrit Rosen-Freundlich, husband and wife**, 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:

Being Lot No. 123 in the Plan of Lindsley 29 acre Tract, as of record in Book 57, page 66, Register's Office for Davidson County, Tennessee.

Said Lot No. 123 fronts 50 feet on the southerly line of Ordway Place, formerly Grove Avenue, and extends back on the east line 134 feet and on the west line 135.9 feet to an alley, and measures 50 feet on said alley.

Being the same property conveyed to Clarence Wall and wife, Ruth Belle Wall by Installment deed from Lorraine B. Johnston of record in Book 4377, page 108, Register's Office for Davidson County, Tennessee, dated July 01, 1969 and recorded on November 04, 1969.

The said Clarence Wall died on March 25, 1997, leaving Ruth Belle Wall as surviving tenant by the entirety. The said Ruth Belle Wall died testate on June 16, 2007, and her Last Will & Testament was not admitted for probate. The result of her Last Will & Testament is the same as if she had died intestate.

SEE ALSO: Affidavit of Heirship recorded at Instrument No. _____20220727008563 3_____, Register's Office for Davidson County, Tennessee, vesting ownership into the heirs of Ruth Belle Wall a/k/a Ruth Bell Walls.

This is property more commonly known as 1418 Ordway Place, Nashville, TN 37206.

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 26th day of July, 2022.

Patricia Ann Johnson

Patricia Ann Johnson

Gennie Maydell Conquest

Gennie Maydell Conquest

Willie Clarence Walls

Willie Clarence Walls

Peggy Sue Merrilees

Peggy Sue Merrilees

Martha Nell Jackson

Martha Nell Jackson

Jerry Kenneth Walls

Jerry Kenneth Walls

Eddie Gene Walls

Eddie Gene Walls

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of July, 2022, before me personally appeared Patricia Ann Johnson, Gennie Maydell Conquest, Willie Clarence Walls, Peggy Sue Merrilees, Martha Nell Jackson, Jerry Kenneth Walls and Eddie Gene Walls, 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 26th day of July, 2022.

Notary Signature
My commission expires:

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Beth Cooper, 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 July 26, 2022.

Affiant Signature

July 26, 2022

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

26th day of July, 20 22.

Notary's Signature

My Commission Expires: 1/3/23

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON