Karen Johnson Davidson County
Batch# 897446 DEEDWARR
08/02/2022 01:44:13 PM 2 pgs
Fees: $13.00 Taxes: $2,488.25
20220802-0088003

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #22-1295

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Foster Harwell III, single**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian L. Fricke and Annette M. Fricke, Trustees of the BA Fricke Family Revocable Trust, dated July 27, 2016** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 302 on the Plan of Section Four Fortland Park of record in Plat Book 5200, Page 777, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Foster Harwell III, single by Warranty deed from John Troup and Stephanie Troup, husband and wife of record in Instrument No. 20190710-0067343 Register's Office for Davidson County, Tennessee, dated July 02, 2019 and recorded on July 10, 2019.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 2404 Brittany Drive, Nashville, TN 37206.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Brian Fricke, Trustee **Annette Frick, Trustee** **255 Minorca Beach Way #502** **New Smyrna Beach, FL 32169**	**NEW OWNER**	**083-11-0-189.00**

WITNESS THE EXECUTION HEREOF this 27th day of July, 2022.

Robert Foster Harwell III

State of Tennessee)
County of Davidson)

On this 27th day of July, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert Foster Harwell III, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 672,500.00.**

Affiant

Sworn and subscribed before me on this the 1st day of August, 2022.

Notary Public

My Commission Expires: 3/3/26

STATE OF TENNESSEE NOTARY PUBLIC
ANGELA Y. POSTON-WILLIAMSON
COUNTY OF DAVIDSON