Karen Johnson Davidson County
Batch# 898584 DEEDWARR
08/03/2022 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20220803-0088674

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-17842-SL

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of July, 2022.

Notary Public
My Commission Expires: May 5 2025

ERIC C. ROUSE II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
William Delbert Fruin, III and Christine Marie Fruin 4485 South Trace Blvd. Old Hickory, TN 37138	Guaranteed Rate Inc. 1806 W Cuyler Ave Ste 1W Chicago, IL 60613-2541	063 12 0 045.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Christopher L. Cogdill, an unmarried man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **William Delbert Fruin, III and Christine Marie Fruin, husband and wife,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davison County, Tennessee, being Lot No. 50 on the Plan of Southfork, Section Two of record in Plat Book 6250, Page 386, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher L. Cogdill, an unmarried man by Warranty Deed from Cheryl A. Glass, an unmarried woman of record as Instrument No. 20160511-0046731 in the Register's Office for Davidson County, Tennessee, dated May 5, 2016 and recorded on May 11, 2016.

This is ☒ improved or ☐ unimproved property located at: **4485 South Trace Boulevard, Old Hickory, TN 37138.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of July, 2022.

GRANTOR:

Christopher L. Cogdill

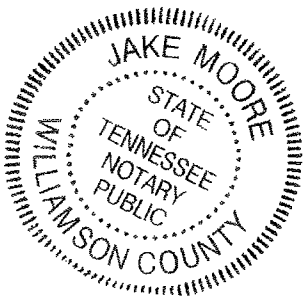
Christopher L. Cogdill

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher L. Cogdill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of July, 2022.

Notary Public
My Commission expires: 9-24-22



Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 6, 2022.

Affiant Signature

Date: July 6, 2022

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this July 6, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

