Karen Johnson Davidson County
Batch# 907907 DEEDWARR
08/25/2022 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20220825-0095838

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TN }
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $450000.00

Affiant Signature

Subscribed and sworn to before me on this the 18 day August 2022.

Notary Public
My Commission expires: 7-7-2025

ANNA BAYES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

NAME AND ADDRESS OF PROPERTY OWNER:
Rebecca M Fritz
817 3rd Ave N Unit 302
Nashville TN 37201
SEND TAX BILLS TO:
Rebecca M Fritz
817 3rd Ave N Unit 302
Nashville TN 37201

MAP AND PARCEL NUMBER: Tax ID #: 082130E30200CO

WARRANTY DEED
22NT01080

Effective the 15 Day of August 2022 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Lynn M. Fritz and Thomas J. Fritz, Joint Tenants with Full Rights of Survivorship

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey until

Rebecca Fritz, unmarried woman

Hereinafter called the GRANTEES, their 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 Unit No. 302, with all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development recorded as Instrument No. 20080104-0001256, and amended by surveyors certificate of correction of record in Instrument No. 20080111-0003637, and amended by Instrument No. 20080609-0059308, Register's Office for Davidson County, to which reference is made for a more complete description.

Unit No. 302 is assigned parking space 4 as shown on the plan of the parking space assignment as of record in Instrument No. 20061016-0128432, Register's Office for Davidson County, Tennessee.

Being the same property as conveyed to Lynn M. Fritz and Thomas J. Fritz, Joint Tenants with Full Rights of Survivorship by Warranty Deed from James Stewart, unmarried dated 08/05/2020 recorded 08/06/2020 in Book NA, Page NA, as Document Number 20200806-0087404, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as: 817 3rd Ave N Unit 302, Nashville, TN 37201-1082

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 15 day of August, 2022.

Thomas J Fritz

Lynn M Fritz

State of TENNESSEE
County of Davidson

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas J Fritz and Lynn M Fritz , the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 15 day of August, 2022.

Notary Public
My Commission expires:
9/2/24

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Beth Turner, 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 authenticate according to law on 8/15/2022, (date of document).

Affiant Signature

8/24/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of August, 2022.

(SEAL)

Kristen James
Notary's Signature
My Commission Expires: 1-6-2025

KRISTIN JAMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025