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

39-B
File #22-1328

Karen Johnson Davidson County
Batch# 910736 DEEDWARR
08/31/2022 12:11:20 PM 2 pgs
Fees: $13.00 Taxes: $2,488.25

20220831-0098265

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 **Brian L. Fricke and Annette M. Fricke, Trustees of the BA Fricke Family Revocable, Trust, dated July 27, 2016**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adam E. Fricke, unmarried**, 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 Brian L. Fricke and Annette M. Fricke, Trustees of the BA Fricke Family Revocable Trust, dated July 27, 2016 by Warranty Deed from Robert Foster Harwell III, single of record in Instrument No. 20220802-0088003 Register's Office for Davidson County, Tennessee.

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 #:
Adam E. Fricke 2404 Brittany Drive Nashville, TN 37206	Churchill Mortgage Corporation 1749 Mallory Lane, Ste 100 Brentwood, TN 37027	083-11-0-189.00

WITNESS THE EXECUTION HEREOF this 26th day of August, 2022.

BA Fricke Family Revocable, Trust, dated July 27, 2016

Brian L. Fricke, Trustee
BY: Brian L. Fricke, Trustee

Annette M. Fricke, Trustee
BY: Annette M. Fricke, Trustee

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Brian L. Fricke, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that he is the Co-Trustee of the BA Fricke Family Revocable, Trust, dated July 27, 2016, and that he is authorized to execute this instrument, and that he has executed this instrument on behalf of BA Fricke Family Revocable, Trust, dated July 27, 2016 as Co-Trustee.

Witness my hand and official seal on this date 26th day of August, 2022.

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
Notary Public
My Commission expires: 11/3/25

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Annette M. Fricke, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Co-Trustee of the BA Fricke Family Revocable, Trust, dated July 27, 2016, and that he is authorized to execute this instrument, and that she has executed this instrument on behalf of BA Fricke Family Revocable, Trust, dated July 27, 2016 as Co-Trustee.

Witness my hand and official seal on this date 26th day of August, 2022.

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jacqueline G Brown
Notary Public
My Commission expires: 11/3/25

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 26th day of August, 2022.

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Lydia H Weaver
Notary Public

My Commission Expires: 7/4/26