WARRANTY DEED

Karen Johnson Davidson County
Batch# 923851 **DEEDWARR**
09/30/2022 11:29:37 AM 2 pgs
Fees: $13.00 Taxes: $5,402.00

20220930-0108090

G-P-22-1931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,460,000.00

Affiant

KAREN BOSWELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/26/2025 DICKSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 2/26/2025

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brenda Wood Frei Living Trust dated November 8, 2018	**Same as New Owner**	
(NAME)	(NAME)	**131-02-1B-002.00-CO**
2360 Sterling Creek Parkway		
(ADDRESS)	(ADDRESS)	
Oviedo, FL 32766		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **COURTNEY MILES TOMBLINSON AND IAN DAVID TOMBLINSON, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRENDA W. FREI AND MARK G. FREI, TRUSTEES OF THE BRENDA WOOD FREI LIVING TRUST DATED NOVEMBER 8, 2018,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B of 1929 Warfield Drive Residences, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20170915-0094464, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Courtney Miles Tomblinson and Ian David Tomblinson, wife and husband by Warranty Deed from Graham Built Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190507-0042770 Register's Office for Davidson County, Tennessee, dated May 02, 2019 and recorded on May 07, 2019.

This conveyance is subject to:
- Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 102, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170915-0094464, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20170927-0098823, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1931 Warfield Drive, Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 26th DAY OF SEPTEMBER, 2022.

Courtney Miles Tomblinson by Ian David Tomblinson, Attorney in Fact
Courtney Miles Tomblinson by Ian David Tomblinson,
Attorney in Fact

Ian David Tomblinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ian David Tomblinson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of COURTNEY MILES TOMBLINSON, and who acknowledged he/she executed the same as the free act and deed of the said COURTNEY MILES TOMBLINSON.

Witness my hand and official seal, this the 26th of September, 2022.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IAN DAVID TOMBLINSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of September, 2022.

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212