WARRANTY DEED

Karen Johnson Davidson County
Batch# 929305 DEEDWARR
10/13/2022 10:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.13
20221013-0112321

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

Y-ZT-22-1127

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)
Neil Kristensen	New Owner	
(NAME)	(NAME)	076-01-0D-020.00-CO
1127 Lady Nashville Drive		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **ROBERT C. FREDERE, III AND JOANNA FREDERE, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NEIL KRISTENSEN, A SINGLE MAN**, 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 Lot No. 20 on the Plan of Final Plat of Heritage Hills, Phase 3, Planned Unit Development of record in Plat at Instrument No. 20171004-0102057, 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 portion of the same property conveyed to Robert C. Fredere III and Joanna Fredere, husband and wife by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20180720-0070901 Register's Office for Davidson County, Tennessee, dated July 18, 2018 and recorded on July 20, 2018.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years.
- Subject to all matters shown on the Plan of record as Instrument Number 201710040102057, Register's Office of Davidson County, Tennessee.
- Restrictions of record as Instrument Number 2017925-0098154 in the Register's Office for Davidson County, Tennessee.
- Charter of Heritage Hills Townhome Owners Association of record in Instrument Number 20070821-0100112, in the Register's Office for Davidson County, Tennessee.
- Declarartion of Easements of record in Instrument Number 200612270159081, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 201001110002349, in the Register's Office for Davidson County, Tennessee.
- Stormwater Definition Agreement of record in Instrument Number 200605030050829, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Instrument Number 201706130059009, 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: **1127 Lady Nashville Drive, Hermitage, Tennessee 37076**.

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 _11_ DAY OF OCTOBER, 2022.

Robert C. Fredere, III

Joanna Fredere

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT C. FREDERE, III, 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 ~~12th~~ 11 of October, 2022.

Notary Public
My Commission Expires: 4/21/26
(SEAL)

DONOVAN PRITCHARD
MY COMMISSION # HH 256226
EXPIRES: April 21, 2026

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOANNA FREDERE, 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 ~~12th~~ 11 of October, 2022.

Notary Public
My Commission Expires: 4/21/26
(SEAL)

DONOVAN PRITCHARD
MY COMMISSION # HH 256226
EXPIRES: April 21, 2026

State of Florida, County of Hillsborough
The foregoing instrument was acknowledged before me, by means of [✓] physical presence or [ ] online notarization,
this 11 day of Oct 2022 by Robert & Joanna Fredere
Type of ID produced FWL
or is personally known to me
Notary Signature

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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 10/11/22 (date of document).

Jennifer L. Pennell

10/13/22
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 13 day of October, 2022.

Katherine Warren
Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

