This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Montgomery

Actual consideration or value, whichever is greater is $510,000.00.

Affiant

Subscribed and sworn before me this the 7th day of November, 2022.

Notary Public
My commission expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 939841 DEEDWARR
11/10/2022 08:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,887.00
20221110-0120411

WARRANTY DEED

Address of New Owner:
Robert Friedman
1023 Chester Ave
Nashville, TN 37206

Send Tax Bill to:
New Owner

Tax Information:
072-14-1J 012.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SAMUEL C. ADKISSON, a married man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ROBERT FRIEDMAN, an unmarried man, AND GRACE FRIEDMAN, an unmarried woman, as joint tenants with rights of survivorship,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 6, Chester Avenue Townhomes, together with common areas, as established by the Declaration of Covenants, Conditions and Restrictions for Chester Avenue Townhomes, of record in Instrument No. 20150923-0096488, amended in Instrument No. 20160429-0042099, and Instrument No. 20170426-00041063, Register's Office for Davidson County, Tennessee, and being shown on plan attached thereto as Exhibit C, as amended by the amendment in Instrument No. 20160429-0042099, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel C. Adkisson, an unmarried man, by deed dated 05/21/2020, from Tommy Odle, an unmarried man, of record in Instrument No. 20200522-0053343, Register's Office for said County.

Michelle E. Law is joining in this conveyance to convey any marital interest she has in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1023 Chester Ave, 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 7th day of November, 2022.

Samuel C. Adkisson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Samuel C. Adkisson,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 2022.

My commission expires:

9-7-26

Notary Public



Witness my hand this the 7th day of November, 2022.

Michelle E. Law

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Michelle E. Law**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of November, 2022.

My commission expires:
July 22, 2025

Teresa Kay Shelton
Notary Public

TERESA KAY SHELTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 7-22-2025

Certificate of Authenticity

I, Joshua A. Terry, 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 11/7/2022.

Affiant Signature

11/9/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 11/9/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON