WARRANTY DEED

Karen Johnson Davidson County
Batch# 956488 DEEDWARR
12/30/2022 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20221230-0133838

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-9-26
(AFFIX SEAL)

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Freedom Realty Partners, LLC	SEND TAX BILLS TO: Freedom Realty Partners, LLC	MAP-PARCEL NUMBERS
(NAME) **313 Old Nashville Hwy**	(NAME) **313 Old Nashville Hwy**	16211000700
(ADDRESS) **LaVergne, TN 37086**	(ADDRESS) **LaVergne, TN 37086**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Rachel D Freeman, a single person** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Freedom Realty Partners, LLC ,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 78 on the Plan of Whittemore Valley, Section Three, of record in Book 6250, Page 550, Register's Office for said County.

Said Lot No. 78 fronts 82.50 feet on the northwesterly margin of Michele Drive and extends back 143.69 feet on the northeasterly line and 102.00 feet on the southwesterly line to a dead line in the rear, measuring 92.44 feet thereon.

Being the same property conveyed to Rachel D. Freeman, a single person, by virtue of that certain Special Warranty Deed dated January 10, 1992, and being of record at Book 8539, Page 401 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 544 Michele Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 GRANTEES, 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 hand this 29th day of December, 2022.

Rachel D Freeman

Rachel D Freeman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Rachel D Freeman**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th day of December, 2022.

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Ashlee D Page

Notary Public
My Commission Expires: 9/7/2026

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 12-29-22.

Affiant Signature

12-29-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 29 day of December, 2022.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON