Karen Johnson Davidson County
Batch# 966518 DEEDWARR
02/02/2023 02:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,516.00
20230202-0007809

WARRANTY DEED

WESLEY BLOW NOTARY PUBLIC TENNESSEE My Comm Exp. 02-22-26 COUNTY OF WILLIAMSON

MJ-ROA-22-2230

STATE OF TENNESSEE
COUNTY OF DAVIDSON Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $680,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF FEBRUARY, 2023.

Wesley Blow
Notary Public

MY COMMISSION EXPIRES: _____
(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)
Leah Todd Frerichs and Joshua Alan Frerichs	**NEW OWNER**	
(NAME)	(NAME)	**084 11 0 008.00**
2230 Weona Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **NASHVILLE HOMES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEAH TODD FRERICHS AND JOSHUA ALAN FRERICHS, WIFE AND HUSBAND,** 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. 75 on the Plan of Maplecrest, of record in Plat Book 1835, Page (s) 27 and 28, 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 Nashville Homes, LLC, a Tennessee limited liability company, by Warranty Deed from Lai Olstad, LLC, a Tennessee limited liability company, of record in Instrument No. 20210629-0088170, in the Register's Office of Davidson County, Tennessee, dated June 28, 2021 and recorded on June 29, 2021.

This conveyance is subject to:
- Taxes and assessments for the year 2023 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Maplecrest, as recorded in Plat Book 1835, Page(s) 27 and 28.
- Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No. 20221028-0116642.
- Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20220214-0016937.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2230 Weona Drive, Nashville, Tennessee 37214**.

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 2nd DAY OF FEBRUARY, 2023.

Nashville Homes, LLC

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of NASHVILLE HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of February, 2023.

Melissa Janssen
Notary Public
My Commission Expires: 5/5/25
(SEAL)

MELISSA JANSSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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

Certificate of Authenticity

I, Scott Hubbard, 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

2/2/23.

Date

Affiant Signature

February 2, 2023

State of TN
County of Williamson

Sworn to and subscribed before me this 2nd day of February, 2023

Notary's Signature

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/21/25
COUNTY OF WILLIAMSON

My Commission Expires: _____
Date

Notary's Seal (if on paper)