NEW OWNER:
JOHN W. FRY
3405 OLD ANDERSON ROAD, UNIT 218
ANTIOCH, TN 37013

SEND TAX BILLS TO:
New Owner

Map & Parcel
136150A078.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 23-0073

WHEN RECORDED RETURN TO:
Nashville Title, LLC
131 Saundersville Rd #130
Hendersonville TN 37075
File No. 6-20222-KS

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 973317 DEEDWARR
02/22/2023 02:51:30 PM 4 pgs
Fees: $23.00 Taxes: $1,220.63
20230222-0012623

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars ($329,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **M & C INVESTMENTS TN LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN W. FRY and AMANDA B. FRY, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Unit No. 78, Plan of First Revision to Phase II, Final Plat of Watercrest Townhomes, as shown on plat of the same of record in Plat Book 11190, Page 81, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to M & C INVESTMENTS TN LLC, a Tennessee limited liability company, by Warranty Deed from Kaitlin A. Renders and Daniel A. Renders, joint tenants, dated September 7, 2022, and of record in Instrument No. 20220912-0101546, as corrected by Scrivener's Affidavit of record in Instrument No. 20221229-0133500, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3405 OLD ANDERSON ROAD, UNIT 218, ANTIOCH, TN 37013**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 11190, Page 81, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 16th day of February, 2023.

M & C INVESTMENTS TN LLC

By: Sandra Carlene Appleby
SANDRA CARLENE APPLEBY
Its: SPECIAL MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SANDRA CARLENE APPLEBY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is the **SPECIAL MEMBER** of **M & C INVESTMENTS TN LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 16th day of February, 2023.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

****

The actual consideration or value, whichever is greater, for this transfer is **$329,900.00.**

Amanda B Fry
AFFIANT

Sworn to and subscribed to before me this 16th day of February, 2023.

NOTARY PUBLIC

My commission expires: 8/3/26

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 2-16-2023

Kathy Smith
Affiant Signature

2-16-2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Feb 16, 2023

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

