WARRANTY DEED

Karen Johnson Davidson County
Batch# 998355 DEEDWARR
05/02/2023 08:06:30 AM 3 pgs
Fees: $18.00 Taxes: $2,164.50
20230502-0032218

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

File No. DH-23-3931

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2023

Notary Public

MY COMMISSION EXPIRES: 03/09/2027

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey Thornton	Same as	
(NAME)	(NAME)	042-15-0-059.00
324 East Marthona Road	new owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37115		
(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, I/we, **Fronterra LLC, Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Casey Thornton, an unmarried woman,** 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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lots No. 156, 157, 158 and 159 of Block B, on the unrecorded lap of the Subdivision known as Marthona, and. described according to a copy of a survey thereof by J. A. Mefford, Surveyor, as follows:

Beginning at a point in the Westerly margin of Ezell Road East at the corner of Lots No. 155 and 155; thence with the line between said lots, North 86 degrees 02 minutes West 422:5 feet to the corner of said lots and of Lots No: 82 and 83; thence North 2 degrees 58 minutes East 100 feet to a point at the corner of Lots No. 159 and 160; thence with the line between said lots, South 86 degrees 02 minutes East 422:5 feet to the Westerly margin of Ezell Road East; thence with the margin of the same, South 2 degrees 58 minutes West 100 feet to the point of beginning.

Being the same property conveyed to Fronterra, LLC by Warranty Deed from William McAfee and Brittnie Kelly, heirs and beneficiaries of the Estate of Tammie Jo McAfee of record in Instrument No. 20211228-0170727 Register's Office for Davidson County, Tennessee, dated December 21, 2021 and recorded on December 28, 2021.

Scrivener's Affidavit recorded on April 19, 2022 in Instrument No. 20220419-0045020, Register's Office for Davidson County, Tennessee.

This is property more commonly known as 324 East Marthona Road, Nashville, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2023 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 1st day of May, 2023.

Fronterra LLC, a Tennessee Limited Liability Company

By: _____
Amanda Leung, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a notary public of the state and county mentioned, personally appeared Amanda Leung, Sole Member of Fronterra LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Fronterra LLC, the within named bargainor, a Limited Liability Company, and that such Amanda Leung, Sole Member of Fronterra LLC as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, TN, this 1st day of May, 2023.

_____
Notary Signature

My commission expires: 03/09/2027

D. HARDWICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **May 1, 2023**.

Date

D Hardwick

Affiant Signature

May 1, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1st** day of **May**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026