#16772

Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

Karen Johnson Davidson County
Batch# 998971 DEEDWARR
05/03/2023 09 46 26 AM 2 pgs
Fees $13 00 Taxes $462.50
20230503-0032728

WARRANTY DEED

HILARY JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 05-09-2026

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000 00

Affiant

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

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Copper Investments LLC, a Tennessee Limited Liability Company	new owner	05307008600
(NAME)	(NAME)	
1598 Guill Road		05307010100
(ADDRESS)	(ADDRESS)	
Mt Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Katherine Frogge,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Copper Investments LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTEES, 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, described as follows

Tract 1: being Map and Parcel # 053-08-086.00
Being Lot Lo 21 of Block 2, on the plan of Dabbs and Elliott's Subdivision NO 1 Old Hickory, Tennessee, known as "Dupontonia" as of record in Book No 547, Page No 97, of the Register's Office of Davidson County, Tennessee. Said Lot No. 21 fronts 23 feet on the Concrete Drive and extends back between parallel lines with the northerly margin of 24th Street to an alley in the rear.

Included in this tract of land, however, expressly excluded from this conveyance is property as described in Book 4997, Page 554, as corrected in Book 5015, Page 499, and excluded is property as described in Book 5272, Page 949, said Register's Office for TN.

Tract 2: being Map and Parcel # 053-08-0-101.00
Being the south 7 feet of Lot 20 of Block 2 on the plan of Dabbs and Elliott's Subdivision No. 1, Old Hickory, Tennessee, known as "Dupontonia" as of record in Book No. 547, Page No 97, of the Register's Office of Davidson County, Tennessee

Said part of Lot No 20 fronts 7 feet on the East Side of Old Hickory Blvd. and extends back between parallel lines east 120 feet to an alley in the rear and measures 7 feet on said alley

Excluded from this legal description is the taking of any land for the widening of public rights-of-way.

Being part of the same property as conveyed to James G. Frogge by deed of record in Book 11349, Page 812 The said James G Frogge having died intestate, however, his estate was probated in Probate File # 2017PR21, Wilson County,Tennessee

Clerk's Office Probate Court James G Frogge died leaving his four children and his wife as his sole heirs at law All four children signed disclaimers of their interest within the probate court and wish to have their interest pass to their mother, being Katherine Frogge. The seven grandchildren have quitclaimed their interest to their grandmother, Katherine Frogge of which was derived from their parents' disclaimer, reference Quit Claim Deeds recorded simultaneously herewith in the following Instrument Nos

Instrument No 20230503-0032719, Instrument No 20230503-0032720, Instrument No. 20230503-0032721, Instrument No 20230503-0032722, Instrument No 20230503-0032723, Instrument No 20230503-0032724, and Instrument No 20230503-0032725 Also, reference heirship affidavits of record in Instrument No 20230503-0032726 and Instrument No 20230503-0032727, Register's Office of Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

Being property located at 2221 Old Hickory Blvd and 0 Old Hickory Blvd-Old Hickory, TN 37138

unimproved ☐

This is improved ☑ property, known as 2221 Old Hickory Blvd , Old Hickory, TN 37138
0 Old Hickory Blvd , Old Hickory, TN 37138
(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/our hands this 1st day of May, 2023

Katherine Frogge
Katherine Frogge

State of Tennessee
County of Davidson

Personally appeared before me Katherine Frogge, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 1st day of May, 2023

Notary Public
My Commission Expires 12-16-2025
File No 16772

VICTOR HAZELWOOD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY