Karen Johnson Davidson County
Batch# 1010008 DEEDWARR
06/01/2023 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $6,197.50
20230601-0041499

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**10 Burton Hills Blvd, Ste 130**
**Nashville, TN 37215**

**CRT File No. 221143093**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,675,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of June, 2023.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/6/24

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Benjamin Huger Rutledge Hoogland and Anne Alsup Hoogland<br>122 Windsor Drive<br>Nashville TN 37205 | New Owner<br>122 Windsor Dr.<br>Nashville, TN 37205 | Tax Parcel ID No.<br>130-01-0-173.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Selden S. Frisbee, II and Caroline B. Frisbee, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Benjamin Huger Rutledge Hoogland and Anne Alsup Hoogland, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 122, as shown on the map entitled Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Plat Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to SELDEN S. FRISBEE, II and wife, CAROLINE B. FRISBEE, by deed from JILL A. FISHER AND TORIN M. MONAHAN, BOTH UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, of record in Instrument No. 20120801-0067771 , dated July 30, 2012 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 130-01-0-173.00.

Matters shown on the Plan of record in Plat Book 421, pages 94 and 95, said Register's Office.

This is improved property located at 122 Windsor Drive Nashville TN 37205

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 1st day of June, 2023.

Selden S. Frisbee, II by Sabrina Schulhauser, his Attorney-in-Fact

Caroline B. Frisbee by Sabrina Schulhauser, her Attorney-in-Fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sabrina Schulhauser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Seldon S. Frisbee, II and Caroline B. Frisbee and that she is authorized by Seldon S. Frisbee, II and Caroline B. Frisbee to execute this instrument on their behalf.

Witness my hand, at office, this 1st day of June, 2023.

Notary Public

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2026

My Commission Expires: _____

**Tennessee Certification of Electronic Document**

I, George Mudter, 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 6/1/23 (date of document).

Affiant Signature

6/1/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of June, 2023.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 10/2/23

NOTARY'S SEAL

