Karen Johnson Davidson County
Batch# 1020164 DEEDWARR
06/28/2023 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,074.85
20230628-0049407

This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane
Suite #115
Franklin, TN 37067
File Number: 7-1627-SL

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$290,500.00~~.

Affiant

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this the 27th day of June, 2023.

Notary Public

My Commission Expires: 8-20-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin Fritz and Elisabeth Fritz 2325 Elliston Place Unit 410 Nashville, TN 37203	1238 Biltmore Place Chula Vista, CA 91913	092 15 0A 410.00 - CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **PSGR, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Justin Fritz and Elisabeth Fritz, husband and wife**, hereinafter called the Grantee(s), his/her/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, Tennessee, being Unit No. 410 on the Plan of Elliston Place Quarters, a Condominium, a Horizontal Property Regime, located on Elliston Place, as established by and described in Master Deed of record in Book 6657, page 72, as amended in Book 7232, page 259, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to PSGR LLC by Quit Claim Deed from Paul R. Goodman, married of record as Instrument No. 20120706-0059692 in the Register's Office for Davidson County, Tennessee, dated July 3, 2012 and recorded on July 6, 2012.

This is ☒ improved or ☐ unimproved property located at: **2325 Elliston Place, 410, Nashville, TN 37203**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 27th day of June, 2023.

GRANTOR:

PSGR, LLC, a Tennessee Limited Liability Company

By: _____
Paul Goodman, Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paul Goodman, Manager the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Manager of PSGR, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of June, 2023.

_____
Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, **Tonya Cherry,** 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 this the 27 day of June, 2023.

Affiant Signature
Date 6-28-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON