Karen Johnson Davidson County
Batch# 1037731 DEEDWARR
08/14/2023 09 27 37 AM 2 pgs
Fees $13 00 Taxes $2,828 65
20230814-0062821

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $764,500.00. Affiant Subscribed and sworn to before me on August 9, 2023. Hillary Torrence NOTARY PUBLIC My Commission Expires: 12/10/2024

File #2023-0256

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP – PARCEL #:
Carlos Reyes and Stephanie E. Reyes 919 W Main Street, Suite U-1 Hendersonville, TN 37075	New Owner(s)	160-09-0-010.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES A. FREEMAN, III A/K/A JAMES ATTICUS FREEMAN, III AND WIFE, JUDITH D. FREEMAN A/K/A JUDITH DAVIS FREEMAN**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **CARLOS REYES, A MARRIED MAN AND STEPHANIE E. REYES, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 77, as shown on the map entitled Oak Hill Estates, Section Two, of record in Plat Book 4460, pages 36, 37 and 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES A. FREEMAN, III AND WIFE, JUDITH D. FREEMAN, by deed from PHILLIP J. WALKER AND WIFE, EVELYN C. WALKER, of record in Book 5095, page 709, dated December 9, 1976, said Register's Office. See Combined Durable General Power of Attorney of record in Instrument No. 20230807-0060854, said Register's Office.

JAMES A. FREEMAN, III is one and the same person as JAMES ATTICUS FREEMAN, III.

JUDITH D. FREEMAN is one and the same person as JUDITH DAVIS FREEMAN.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 860 Lakemont Drive, Nashville, TN 37220.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their 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 our hands on August 9, 2023.

Grantor: James A. Freeman, III a/k/a James Atticus Freeman, III by Judith Davis Freeman Hat attorney-in-fact

James A. Freeman, III a/k/a James Atticus Freeman, III, by Judith Davis Freeman, His Attorney-in-Fact

Grantor: Judith D. Freeman, a/k/a Judith Davis Freeman

Judith D. Freeman a/k/a Judith Davis Freeman

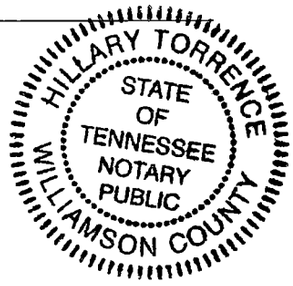
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Judith Davis Freeman, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon her oath acknowledged to be the Attorney-in-Fact for James A Freeman, III a/k/a James Atticus Freeman, III, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of James A. Freeman, III a/k/a James Atticus Freeman, III, the within named bargainor, by the said Judith Davis Freeman, as such Attorney-in-Fact.

Witness my hand, at office, this 9th day of August, 2023.

Hillary Torrence
Notary Public

My commission expires: 12/16/2024



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Judith D Freeman a/k/a Judith Davis Freeman, the within named bargainor, 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.

Witness my hand, at office, this 9th day of August, 2023.

Hillary Torrence
Notary Public

My commission expires: 12/16/2024

