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

CRT File No. 230745380

Karen Johnson Davidson County
Batch# 1044286 **DEEDWARR**
08/30/2023 02 45 57 PM 2 pgs
Fees $13 00 Taxes $2,201 50

20230830-0068027

BRIANA GAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is. $595,000.00.

Affiant

Subscribed and sworn to before me, this 25th day of August, 2023.

Notary Public
My Commission Expires. 1/8/24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Peter S. Frensz 4605A Illinois Avenue Nashville TN 37209	New Owner	Tax Parcel ID No. 091 12 0 030.00

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, **Jeremy Curtis, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter S. Frensz, an unmarried man** ("Grantees"), its 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 No. 508 of Block No. 85, No. 1 Plan of West Nashville, as of record in Plat Book 57, Page 75, Register's Office for said County, to which reference is hereby made for a more complete Description.

Being the same property conveyed to Jeremy Curtis, a Single Man, by Warranty Deed from West Nashville Development Co., LLC, of record in Instrument No. 20130502-0044400, in the Register's Office of Davidson County, Tennessee, dated April 25, 2013 and recorded on May 02, 2013.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of No. 1 Plan of West Nashville, as recorded in Plat Book 57, Page(s) 75.

This is improved property located at 4605A Illinois Avenue Nashville TN 37209

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-BWR-23-4605

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 25th day of August, 2023.

Jeremy Curtis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeremy Curtis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of August, 2023.

Notary Public
My Commission Expires:

