Karen Johnson Davidson County
Batch# 1053016 DEEDWARR
09/22/2023 01:01:22 PM 2 pgs
Fees: $13.00 Taxes: $3,074.70
20230922-0074674

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SEVEN HUNDRED EIGHTY NINE THOUSAND SIX HUNDRED THIRTY ONE AND 00/100 ~~(789,631.00)~~.

$831,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF SEPTEMBER, 2023.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BS-LFL-23-1206D

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Clark Grant Slone and Clark Bennett Slone (NAME)	**NEW OWNER** (NAME)	**092 04 0M 004.00**
1206 Ireland Street Nashville, TN 37208 (ADDRESS)	204 Riverbend Country Club Rd Shelbyville, TN 37160 (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 11th day of September, 2023, the undersigned, **CALVIN THOMAS FREY AND ALLIE D. FREY, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **CLARK GRANT SLONE, A SINGLE MAN AND CLARK BENNETT SLONE, A SINGLE MAN** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1206 IRELAND STREET, D, NASHVILLE, TN 37208** and more particularly described as follows:

> Land in Davidson County, Tennessee, Being Unit D, 1206 Ireland Street Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for 1206 Ireland Street Townhomes, a Horizontal Property Regime with private elements of record in Instrument No. 20190708-0066350, as amended in Instrument No. 20200116-0005907, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Calvin Thomas Frey, A Married Man, by Warranty Deed from SKI Holdings, LLC, A Delaware Limited Liability Company, of record in Instrument No. 20230130-0006851, in the Register's Office of Davidson County, Tennessee, dated January 25, 2023 and recorded on January 30, 2023.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 11th day of September, 2023.

GRANTOR: Calvin Thomas Frey

Calvin Thomas Frey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Calvin Thomas Frey**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 11th day of September, 2023.

Madelyn Reynolds

Notary Public

My Commission Expires

MADELYN N REYNOLDS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 11/06/2024
DAVIDSON COUNTY

GRANTOR: Allie D. Frey

Allie D. Frey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Allie D. Frey**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 11th day of September, 2023.

Madelyn Reynolds

Notary Public

My Commission Expires

MADELYN N REYNOLDS
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 11/06/2024
DAVIDSON COUNTY