Karen Johnson Davidson County
Batch# 1056583 DEEDWARR
10/03/2023 12:59:11 PM 3 pgs
Fees: $18.00 Taxes: $7,215.00
20231003-0077725

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Ivey Title, LLC Ref: (DW) Title No.: 63267
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jeff Frey Lynda Frey 707 Lynwood Boulevard Nashville, TN 37205	Lynda Frey 3112 Windsor Road #230 Austin,TX 78703

TAX MAP PARCEL NUMBERS: 13007006300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,950,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ellen H. Roddy and Henry C. Hartman, III, as equal tenants in common,** hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jeff Frey and Lynda Frey, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, described as follows:

Being the southerly 180 feet of Lot No. 182 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and also being shown on the map of a re-subdivision of a part of Royal Oaks Subdivision, as of record in Book 974, pages 4 and 5, said Register's Office. Said part of Lot No. 182 fronts 180 feet on the westerly side of Lynwood Blvd., and runs back between lines 314.5 feet on the southerly line and 358 feet, more or less on the northerly line to a dead line, measuring 174.1 feet thereon.

Being the same property conveyed to Emily Y. Hartman and/or Ellen H. Roddy, Trustees of the Emily Y. Hartman Living Trust, established by the Revocable Trust Agreement of Emily Y. Hartman dated August 18, 2010, by Warranty Deed from Emily Y. Hartman, dated August 18, 2010 and recorded on September 15, 2010, of record in Instrument No. 20100915-0073313, Register's Office for Davidson County, Tennessee. The said Emily Y. Hartman has since died. Upon her death, Ellen H. Roddy became the sole Trustee of the Emily Y. Hartman Living Trust dated August 18, 2010. By Trustee's Quitclaim Deed, dated June 1, 2023, recorded June 5, 2023, of record in Instrument No. 20230605-0042506, said Register's Office, subject property was conveyed to Ellen H. Roddy and Henry C. Hartman, III, as equal tenants in common.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2023, and subsequent years; All Matters shown on the Plan of record in Book 421, pages 102 and 103 and Book 974, pages 4 and 5, said Register's Office.

This is improved property, known as 707 Lynnwood Boulevard, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of September, 2023.

Ellen H Roddy

Ellen H. Roddy

State of Florida

County of Orange

On this 26 day of September, 2023, before me the undersigned authority, personally appeared Ellen H. Roddy, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 8-29-2026

WITNESS THE EXECUTION HEREOF this 29th day of September, 2023.

KELLY SCOTT PRIEST
Notary Public
State of Florida
Comm# HH260325
Expires 8/29/2026

Henry C Hartman III

Henry C. Hartman, III

State of Tennessee

County of Davidson

On this 29th day of September, 2023, before me the undersigned authority, personally appeared Henry C. Hartman, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Margaret H Taylor

Notary

My Commission Expires:

MARGARET H. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,950,000.00.

Affiant

Sworn and subscribed before me this 29th day of September, 2023.

Notary

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024