WARRANTY DEED

Karen Johnson Davidson County
Batch# 1065447 DEEDWARR
10/27/2023 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20231027-0084046

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $405,000.00

STATE OF TENNESSEE NOTARY PUBLIC AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME ON 10/25/2023

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/25/2027

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-4377

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Gianella S. Toledo Cardenas	First Colony Mortgage Corp	142-07-0F-003.00-CO
7252 Highway 70 South #203	508 West 800 North	
Nashville, TN 37221	Orem, UT 84057	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Richard Freitag and Denise Freitag, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gianella S. Toledo Cardenas, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot 3, Unit No. 203, of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq.. as established by a Master Deed recorded as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760, in the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Richard Freitag and Denise Freitag, husband and wife by Warranty deed from Stephanie Perry, a married woman of record in Instrument No. 20200402-0035445 Register's Office for Davidson County, Tennessee, dated March 31, 2020 and recorded on April 02, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 7252 Highway 70 South #203 Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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. 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 my hand on October 25, 2023.

Richard Freitag

Richard Freitag

Denise Freitag

Denise Freitag

STATE OF WISCONSIN

COUNTY OF WAUKESHA

Personally appeared before me, a Notary Public of said County and State, Richard Freitag and Denise Freitag, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this October 25, 2023.

JAMES J. ZAK
NOTARY PUBLIC
STATE OF WISCONSIN

Notary Public

My Commission Expires: 1-18-2027

File #: 2023-4377

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Kayla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 10.25.2023 (date of document).

Affiant Signature

10.25.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 25TH day of OCTOBER, 2023.

DAVID R. A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

COMMISSION EXPIRES: 6.21.25