WARRANTY DEED

Karen Johnson
Batch # 1080446
12/11/2023 10:25:45 AM
Fees: $13.00 Taxes: $3,515.00

Davidson County
DEEDWARR
2 pgs

20231211-0095227

PIPER L. NIEMANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $950,000.00

Stacie Fredrich
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2023

Notary Public

MY COMMISSION EXPIRES: 03.09.27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stacie Fredrich	Stacie Fredrich	158-03-0-050.00
(NAME) 6112 Melbourne Drive	(NAME) 3225 McLeod Dr, Suite ~~6112 Melbourne Drive~~ 100	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Las Vegas, NV 89121 ~~Nashville, TN 37215~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **James R. Nolan,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Stacie Fredrich,** hereinafter called the GRANTEES, 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 No. 484 on the Plan of Hillsboro Park, Section VIII, of record in Plat Book 2663, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 484 fronts 272 feet on the southerly side of Melbourne Drive and runs back between lines 217.4 feet on the east line and 200 feet on the westerly line to a dead line in the rear on which it measures 179.1 feet.

Being the same property conveyed to James R. Nolan, an unmarried man from Andrew Wendell Bryant, a single person, by Warranty Deed on March 31, 2016, of record in Instrument Number 20160404-0031915, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6112 Melbourne Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with 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 is 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/our hands this 17th day of November, 2023.

James R. Nolan

James R. Nolan

State of Tennessee
County of Davidson

Personally appeared before me James R. Nolan, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 17th day of November, 2023.

Notary Public

My Commission Expires: 6-23-25

File No.: 202310003

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD