Karen Johnson Davidson County
Batch# 1082618 DEEDWARR
12/15/2023 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20231215-0096969

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of December, 2023

Notary Public

MY COMMISSION EXPIRES: 01-22-2024
(AFFIX SEAL)

JORDYN SCRUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. SS-23-3805

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coyote Ridge, LLC	Same as New Owner	
(NAME) 2510 Baker Station Rd	(NAME)	052-09-0-124.00
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Katrinia Frierson, unmarried**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Coyote Ridge, LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, 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. 25 on the Plan of Resubdivision of Lots No. 18 and No. 25, Montague Park Subdivision, of record in Plat Book 11190, Page 139, in the 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 Patricia Y. Upton by Warranty Deed from James W. Upton, unmarried of record in Instrument No. 20081114-0112499 Register's Office for Davidson County, Tennessee, dated November 12, 2008 and recorded on November 14, 2008. The said Patricia Y. Upton subsequently died on or about March 25, 2022, and her estate was administered for Probate under Docket No. 22P770, in the Seventh Circuit Court of Davidson County, Tennessee Probate Division. SEE ALSO: Affidavit of Heirship of record in Instrument No. 20220603-0064273, said Register's Office.

Being the same property conveyed to CT Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from James W. Upton, Sr., Unmarried of record in Instrument No. 20220603-0064274 Register's Office for Davidson County, Tennessee, dated June 1, 2022 and recorded on June 3, 2022.

Being the same property conveyed to Katrinia Frierson, Unmarried by Quitclaim Deed from CT Properties, LLC dated June 28, 2023 and filed for record on June 28, 2023 as Instrument no. 20230628-0049414, Register of Deeds Office for Davidson County, Tennessee.

This is property more commonly known as 429 Bluegrass Avenue, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2024 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 hand this 12th day of December, 2023.

Katrinia Frierson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December, 2023, before me personally appeared Katrina Frierson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of December, 2023.

Notary Signature
My commission expires:

JORDYN SCHUMM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-22-2024

Please Return to:
Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Shelby Smith, do hereby make oath that I am a licensed attorney and/or the 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 according to law on 12/12/23.

Shelby Smith

Affiant Signature

12/15/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

15 day of December, 20 23.

Notary's Signature

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

My Commission Expires:

Notary's Seal (if on paper)