Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible]

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1101826 **DEEDWARR**
02/16/2024 10:58:20 AM 2 pgs
Fees: $13.00 Taxes: $3,108.00

20240216-0010854

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $840,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF FEBRUARY, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY SEZEN YILMAZ MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 24-3089LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
James Donald Smith and Rosa Giuliana Munoz Munoz	NEW OWNER	
7910 Highway 100		156-00-0-014.02
Nashville, TN 37221		

FOR AND IN 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, WE,

CONSTANCE E. HAWKS FRIDRICHSEN* AND MARK FRIDRICHSEN, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES DONALD SMITH AND ROSA GIULIANA MUNOZ MUNOZ, HUSBAND AND WIFE

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:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: To-Wit:Land in the 9th Civil District of Davidson County, Tennessee, being Lot No. 43 on the Plat of Harpeth Heights, 2nd Revision, 2nd Addition, described to a survey made by Hal R. Swann, Jr., June 1, 1963, as follows:Beginning on the Northerly margin of Highway No. 100 at the Southeast corner of the property conveyed to Margaret V. Yarbrough, by deed from E.U. Buchi and wife, of record in Book 3573, Page 259, Register's Office for said County; thence with the Easterly line of said Yarbrough property Northwardly 252 feet; thence Eastwardly 190 feet; thence Southwardly 208 feet to the Northerly margin of Highway No. 100; thence with said Highway Eastwardly 190 feet to the beginning.

Being the same property conveyed to Constance E. Hawks now known as Constance E. Hawks Fridrichsen*, by deed from Jane Swann Hill, unmarried, dated October 1, 2014, of record in Instrument Number 20141001-0090673, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part IRequirements are met.
2. Any rights, interests, or claims of parties in possession of the Land not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.
4. Easements or claims of easements not shown by the Public Records.
5. Any lien, or right to a lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the Public Records.
6. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously, under water.
7. Taxes or special assessments not shown as liens in the Public Records or in the records of the local tax collecting authority, at Date of Policy.

8. Any oil, gas or minerals or mineral rights leased, granted or retained by current or prior owner.

9. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

10. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1.

11. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded under Book 3612, Page 159; and as amended in Book 2149, Page 599, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

12. Easement and rights incidental thereto as granted in a document recorded in Book 8019, Page 146, Register's Office for Davidson County, Tennessee Offical Records.

13. Easement and rights incidental thereto as granted in a document recorded in Book 10920, Page 20, Register's Office for Davidson County, Tennessee Offical Records.

14. A 140-foot building setback line from Highway No. 100 as shown on a survey by Hal R. Swann, Jr., Surveyor, dated June 1, 1963 and set forth in Deed Book 3612, Page 159, Register's Office for Davidson County, Tennessee Official Records.

This is improved property known as 7910 Highway 100, 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 our hand on the 15th day of February, 2024.

Constance E. Hawks aka Constance E. Hawks Fridrichsen

Constance E. Hawks nka

Constance E. Hawks Fridrichsen

Mark Fridrichsen

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CONSTANCE E. HAWKS FRIDRICHSEN AND MARK FRIDRICHSEN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

☐ *"Personally " shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 15th day of February, 2024.

Notary Public

JIM R. VALDERPOOL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 02-19-2024

My Commission Expires: 2-19-24