This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Actual consideration or value, whichever is greater is $385,000.00.

Carol L Hall
Affiant

Subscribed and sworn before me this the 29 day of March, 2024.

Notary Public
My commission expires:

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

Karen Johnson Davidson County
Batch# 1116720 DEEDWARR
04/01/2024 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20240401-0022045

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
N & T Nashville 615 Old Hickory Blvd #710 Nashville, TN 37209	**New Owner**	114-15-1B-101.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MATTHEW JAMES FRIESCH, A SINGLE PERSON, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to N & T NASHVILLE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee being Unit No. 101, Harpeth Heights Townhomes, a Horizontal Property Regime with Private Elements, having been established pursuant to Tennessee Code Annotated 66-27-101, et. seq. by Declaration of Covenants, Conditions and Restrictions for Harpeth Heights Townhomes, appearing of record in Instrument No. 20211105-0148324, as amended in Instrument No. 20220314-0029617, and further amended in Instrument No. 20221212-0128620 and Instrument No. 20230426-0030536, in the Register's Office for Davidson County, Tennessee, together with such rights and interest in the Limited Common Elements and Townhome Common Elements associated with ownership of said Townhome as set forth in the said Declaration, of which reference to the Declaration and its Exhibits is hereby made for a more complete and detailed description of the Townhome, the rights and obligations of the Developer and the Townhome Owners, and the By- Laws of the Townhome Association.

TOGETHER WITH those certain appurtenant vehicular, pedestrian, utility and other easements as set forth (i) in that certain Amended and Restated Access and Utility Easement of record in Instrument Number 20201211-0145290, in the Register's Office for Davidson County, Tennessee, (ii) in that certain Access Easement of record in Book 9130, Page 905, in the Register's Office for Davidson County, Tennessee, (iii) in that certain Declaration of Easements, Covenants, Conditions and Restrictions for Harpeth Heights of record in Instrument Number 20210115-0007399, in the Register's Office for Davidson County, Tennessee, and (iv) on that certain Plan of record in Plat Book 7900, Page 621, in the Register's Office for Davidson County, Tennessee.

Reference is hereby also made to Final Subdivision Plat of Harpeth Heights of record in Instrument No. 20210519-0067525, as amended by Surveyor's Certificate of Clarification of record in Instrument No. 20231006-0079095, Register's Office for Davidson County, Tennessee, the property within which Is subject to the above referenced Declaration, and the referenced Plat.

Being the same property conveyed to Matthew James Friesch, a single person, by Warranty Deed dated 07/28/2022, from Beazer Homes, LLC, a Delaware limited liability company, of record in Instrument No. 20220805-0089075, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS ____ IMPROVED ___✓___UNIMPROVED PROPERTY KNOWN AS 615 Old Hickory Blvd #710, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 27 day of March, 2024.

Matthew James Friesch

STATE OF WI
COUNTY OF Ozaukee

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matthew James Friesch, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of March, 2024.

My commission expires: 04/06/2028

Chuckson Holloway
Notary Public

Chuckson Holloway
Notary Public, State of Wisconsin

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 March 27, 2024.

Date

Affiant Signature

3/29/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29 day of March, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

ALLISYN G PINKSTON
STATE
TENNESSEE
NOTARY
PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-24-2025