Karen Johnson Davidson County
Batch# 1125841 DEEDWARR
04/22/2024 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $3,626.00
20240422-0028779

WARRANTY DEED

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$980,000.00.**

Affiant

Subscribed and sworn to before me, this the 22nd day of April, 2024.

Notary Public

My commission expires: 9.21.2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Patrick Roberts Laura Roberts	Patrick Roberts Laura Roberts	Map 143-06-0-A Parcel 044.00co
18121 SW 82nd Ave	18121 SW 82nd Ave	
Miami, FL 33157	Miami, FL 33157	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Christopher Friedman and Anna Kelly Friedman, husband and wife

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

Patrick Roberts and Laura Roberts, 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:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Phase Two Harpeth Trace Estates, of record in Plat Book 5200, Pages 556-558, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Christopher Knox and Anna Kelly Friedman, husband and wife, by Warranty Deed dated June 27, 2019 from William C. Hancock, Jr. and Elizabeth Hancock, husband and wife, of record in Instrument No. 20190701-0063381, Register's Office for Davidson County, Tennessee. See also Affidavit of Correction, of record in Instrument No. 20190722-0071641, said Register's Office. Christopher Friedman is one and the same as Christopher Knox Friedman.

Conveyance of the above described property is subject to the following: 1)The Plan of record in Plat Book 5200, Pages 556-558, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein; 2) Declaration of Covenants, Conditions and Restrictions for Harpeth Trace Homeowners Association, of record in Book 5120, Page 208, Book 5120, Page 918, Book 5380, Page 357, corrected in Book 5182, Page 767, amended in Book 5178, Page 138, Book 5182, Page 769, Supplemental for Phase Two in Book 6094, Page 718, Amended in Instrument No. 20200109-0003184 and in Instrument No. 20220804-0088772, Register's Office for Davidson County, Tennessee; 3) Charter of Harpeth Trace Services Association of record in Book 5120, Page 199, amended in Book 6556, Page 693, said Register's Office; 4) By Laws of record in Instrument No. 20200804-0085695, said Register's Office; 5) Taxes for the current year prorated and assumed by the Grantee.

This is improved (__x__) Unimproved (____) property, known as **221 Harpeth Wood Drive, 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 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(s) this 22nd day of April, 2024.

Christopher Friedman

Anna Kelly Friedman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Christopher Friedman and Anna Kelly Friedman,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **April, 2024.**

Notary Public

JOHN J. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 12/14/24

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 4-22-2024 (date of document).

Affiant Signature

4-22-2024
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22nd day of April, 2024.

Notary's Signature

My Commission Expires: 1/19/2025

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY