PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson
Batch # 1143747
06/05/2024 02:16:20 PM
Fees: $13.00 Taxes: $2,404.63

Davidson County
DEEDWARR
2 pgs

20240605-0042130

Ivey Title, LLC Ref: (DL) Title No.: 63554
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Suhadolnik Living Trust, dated September 27, 2022 5201 Fredericksburg Way East Brentwood, TN 37027	SAME

TAX MAP PARCEL NUMBERS: 171030A11300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$649,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James M. Hare, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Roy Suhadolnik and Barbara Suhadolnik, Trustees of the Suhadolnik Living Trust, dated September 27, 2022** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 273 on the Plan of Fredericksburg, Section 5A, First Revision, of record in Book 7900, page 961, Register's Office for said County, to which Plan reference is hereby made for a more complete description hereof.

Being the same property conveyed to James M. Hare by Warranty Deed from Walter E. Phillips, Jr. and wife Teresa S. Phillips, dated November 16, 2018 and recorded on November 19, 2018, of record in Inst. No. 20181119-0113754, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 961, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 8920, page 65, Book 9500, page 393, Book 9860, page 840, Bylaws in Book 8920, page 45, amended in Book 10694, page 539, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Restrictions in Book 7798, page 843, said Register's Office; Charter of Fredericksburg Homeowners Association, Inc., of record in Book 8920, page 40, said Register's Office; Easement to Comcast of Nashville, I, LLC, of record in Inst. No. 20131021-0109635, said Register's Office; and Stormwater Detention Agreement of record in Book 9771, page 545, said Register's Office.

This is improved property, known as 5201 Fredericksburg Way East, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4th day of June, 2024.

James M. Hare

James M. Hare

State of Tennessee

County of Davidson

On this 4th day of June, 2024, before me the undersigned authority, personally appeared James M. Hare, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $649,900.00.

Roy Lee Cadwell Trustee

Affiant

Sworn and subscribed before me this 4th day of June, 20~~__~~2024.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires: _____