Karen Johnson Davidson County
Batch# 1148479 DEEDWARR
06/18/2024 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20240618-0045857

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

K. Munter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JUNE, 2024.

Kristina F Iantosca
Notary Public

MY COMMISSION EXPIRES: 3/9/2027
(AFFIX SEAL)

Kristina F Iantosca STATE OF TENNESSEE NOTARY PUBLIC County of Davidson

THIS INSTRUMENT WAS PREPARED BY
Kristina Iantosca, Astoria Title and Escrow, LLC, 55 Music Square West, 2nd Floor, Nashville, TN 37203

File No.: 2024-008

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Jessenia Davila Bell and Holden Michael Frohne	Lender	150-07-0-080.00
(NAME)	(NAME)	
3229 New Towne Rd		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, MARY CLARISSA BRIDGES, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESSENIA DAVILA BELL, A SINGLE WOMAN AND HOLDEN MICHAEL FROHNE, A SINGLE MAN, 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. 71 on the Plan of Towne Village of The Country, Section One of record in Plat Book 5200, Page (s) 55 and 56, 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 Mary Clarissa Bridges by Warranty Deed from Kaelin B. Dixon, unmarried man of record in Instrument No. 20200629-0070001 Register's Office for Davidson County, Tennessee, dated June 24, 2020 and recorded on June 29, 2020.

Being the same property conveyed to _____ by _____ in an instrument dated _____ and recorded _____ in _____.

unimproved ☐
This is improved ☑ property, known as 3229 New Towne Rd, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 17th day of June, 2024.

Mary Clarissa Bridges

STATE OF TENNESSEE

COUNTY OF Davidson

Signed and sworn to before me the 17th of June, 2024, by Mary Clarissa Bridges, a single woman.

Notary Public

Affix stamp/seal:

Kristina F Ianiosca
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

Certificate of Authenticity

I, Kimberly Minter, 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 JUNE 17, 2024.

Kimberly Minter 6/17/2024

Name: KIMBERLY MINTER Date:
Title: POST-CLOSER

STATE OF: **Tennessee**

COUNTY OF: Davidson

Sworn to and subscribed before me on 6/17/2024.

Kristina F. Iantosca

Notary Public: KRISTINA F. IANTOSCA
My Commission Expires: 3/9/2027

