Karen Johnson Davidson County
Batch# 1149178 DEEDWARR
06/20/2024 12:17:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240620-0046401

This instrument prepared by:
Jeff Frey
3112 Windsor Road, Unit 230
Austin, TX 78703

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Jeffrey Frey, Trustee, et al 3112 Windsor Road, Unit 230 Austin, TX 78703	Jeffrey Frey, Trustee, et al 3112 Windsor Road, Unit 230 Austin, TX 78703	130 07 0 063.00

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR AND NO/100 ($1.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Jeff Frey and Lynda Frey, husband and wife** has this day bargained and sold, and does hereby transfer and convey unto the said **Jeffrey Frey and Lynda Frey, Trustees of the Frey Family Trust dated** April 4th 2024, Grantees herein, their successors and assigns, certain real estate in **Davidson** County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to transfer to a revocable living trust.

This is unimproved ( ) property known as 707 Lynnwood, Nashville, Tennessee 37205
Improved (X)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 this 4 day of April, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jeff Frey

Lynda Frey

ACKNOWLEDGMENT

STATE OF Texas)

COUNTY OF Travis) ss

Personally appeared before me, Benjamin Allen Ravel, a Notary Public in and for said County and State, **Jeff Frey and Lynda Frey** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Park Mall Terrace this 4 day of April, A.D., 2024.

NOTARY STAMP/SEAL

BENJAMIN ALLEN RAVEL
Notary Public, State of Texas
Comm. Expires 05-16-2027
Notary ID 134360751

NOTARY PUBLIC BR
Notary Commission Expires: 5-16-27

AFFIDAVIT OF VALUE

STATE OF Texas)

COUNTY OF Travis)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax Code 67-4-409 (a)(3)(f).

Subscribed and sworn to before me this the 4 day of April, 24.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 5-16-27

BENJAMIN ALLEN RAVEL
Notary Public, State of Texas
Comm. Expires 05-16-2027
Notary ID 134360751

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEING THE SOUTHERLY 180 FEET OF LOT NO. 182 ON THE MAP OF ROYAL OAKS LAND COMPANY'S SUBDIVISION OF THE BAKER TRACT, AS OF RECORD IN BOOK 421, PAGES 102 AND 103, REGISTER'S OFFICE FOR SAID COUNTY, AND ALSO BEING SHOWN ON THE MAP OF RE-SUBDIVISION OF A PART OF ROYAL OAKS SUBDIVISION, AS OF RECORD IN BOOK 974, PAGES 4 AND 5, SAID REGISTER'S OFFICE. SAID PART OF LOT NO. 182 FRONTS 180 FEET ON THE WESTERLY SIDE OF LYNWOOD BLVD., AND RUNS BACK BETWEEN LINES 314.5 FEET ON THE SOUTHERLY LINE AND 358 FEET, MORE OR LESS ON THE NORTHERLY LINE TO A DEAD LINE, MEASURING 174.1 FEET THEREON.

Being the same property conveyed to Jeff Frey and Lynda Frey, husband and wife by Warranty Deed from Ellen H. Roddy and Henry C. Hartman, III, as equal tenants in common of record in Document No. 20231003-0077725, said Register's Office.

Tennessee Certification of Electronic Document

I, Jennifer E. TenHopen, 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 April 4, 2024 (date of document).

Jennifer E. TenHopen
Affiant Signature

April 19, 2024
Date

State of Nevada

County of Clark

Sworn to and subscribed before me this 19th day of April, 2024.

Valerie Ann Ward
Notary's Signature

MY COMMISSION EXPIRES: 08-28-2027

NOTARY'S SEAL

