Return to:
Four Star Title, LLC
2500 N. Mount Juliet Rd.
Mt. Juliet, TN 37122

24-4855

WARRANTY DEED

Karen Johnson
Batch # 1150674
06/25/2024 11:00:44 AM
Fees: $13.00 Taxes: $1,091.50

Davidson County
DEEDWARR
2 pgs

20240625-0047346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES: 10-26-25
(AFFIX SEAL)

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

STRUMENT WAS PREPARED BY
udy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashley Gainey	Click N' Close, Inc.	
(NAME)	(NAME)	075-11-0-145.00
909 Rachels Pl	15301 Spectrum Dr., Suite 405	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Addison, TX 75001	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATELYN ADAIR FREYOU, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY GAINEY, AN UNMARRIED WOMAN AND DENISE HINDS, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 67-A, Zone Lot Division of Lots 49-62, 64, 65,66,67,68,69,71,72,73,75,76,77 and 79, Rachel's Square, Section 2, of record in Plat book 6250, Page 541, amending Plat Book 5200, Page 623-625, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Katelyn Adair Freyou, a single woman by Warranty Deed from James R. Bearden and Juanita G. Bearden, husband and wife of record in Instrument No. 20190903-0088804 Register's Office for Davidson County, Tennessee, dated August 30, 2019 and recorded on September 03, 2019.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 541, Amending Plat Book 5200, Page 623, 624 and 625, Book 6231, Pages 64 and 66, also amended in Book 6250, Pages 538 through 543, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6455, Page 135, Book 6619, Page 777, and as amended in Book 8030, Page 757, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6619, Page 782, in the Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Book 11627, Page 594, in the Register's Office for Davidson County, Tennessee.
- Charter of Rachel's Square Homeowner's Association of record in Book 6683, Page 576 and in Book 8030, Page 759, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20120521-0043892, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20150211-0012558, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **909 Rachels Pl, Hermitage, Tennessee 37076**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 14th DAY OF JUNE, 2024.

Katelyn Adair Freyou by Margaret Means, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET MEANS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KATELYN ADAIR FREYOU, and who acknowledged he/she/they executed the same as the free act and deed of the said KATELYN ADAIR FREYOU.

Witness my hand and official seal, this the 14th of June, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212