NEW OWNER:
Bryce Froderman
917 McFerrin Avenue
Nashville, TN 37206

SEND TAX BILLS TO:

First American Mortgage Solutions
Attn: C/O CMG Mortgage Solutions
MS: 161-C1795
International Way
Idaho Falls, ID 83402

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-290

MAP & PARCEL
082-04-0-379.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 1184748 DEEDWARR
09/23/2024 10:26:30 AM 4 pgs
Fees: $23.00 Taxes: $1,831.50
20240923-0073494

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED NINETY FIVE THOUSAND AND 00/100 DOLLARS ($495,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **John S. Blackwell, a married man** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **Bryce Froderman, a single man** ("Grantee"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being the East part of Lot No. 8 on the Plan of Lookaway Subdivision, as of record in Book 843, page 51.

Said part of said Lot fronts 50 feet on the East side of McFerrin Avenue, as widened, by City Ordinance 8-272, Bill No. 49-305, and runs back between parallel lines, along the North margin of an alley, 143 feet to a dead line in the rear.

Being the same property conveyed to Bentley Investments LLC by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for Morgan Stanley Loan Trust 2006-HE4 of record in Instrument No. 20080128-0008813 Register's Office for Davidson County, Tennessee, dated January 21, 2008 and recorded on January 28, 2008.

Being the same property conveyed to John S. Blackwell, a married man by Warranty Deed from Bentley Investments LLC, a Tennessee limited liability company of record in Instrument No. 20230725-0057391 Register's Office for Davidson County, Tennessee, dated July 25, 2023 and recorded on July 25, 2023. The subject property is not the primary residence of the Grantor, their spouse, or any dependent.

This is IMPROVED property also known as 917 McFerrin Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 20th day of September, 2024.

John S. Blackwell

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, John S. Blackwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 20th day of September, 2024.

NOTARY PUBLIC

My commission expires: 5/8/28

GEORGE SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

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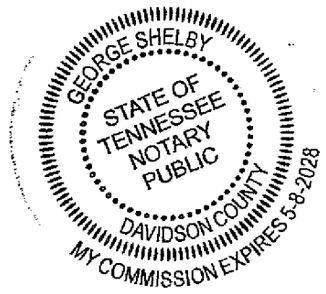
The actual consideration or value, whichever is greater, for this transfer is $ **495,000.00**.

AFFIANT

Sworn to and subscribed to before me this 20th day of September, 2024.

NOTARY PUBLIC

My commission expires: 5/8/28



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 9.20.24.

Affiant Signature

9.20.24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 20 day of September, 2024.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON