Karen Johnson Davidson County
Batch# 1192013 DEEDWARR
10/09/2024 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20241009-0078599

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF ~~Wilson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 385,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF October, 2024.

Notary Public
COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Caroline Elizabeth Workman	NEW OWNER	082-13-0E-302-00 CO
(NAME)	(NAME)	
817 3rd Avenue North, #302		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Rebecca Fritz, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caroline Elizabeth Workman, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Unit No. 302, with all rights and appurtenances thereto belonging as set out in the Master Deed of District Lofts, a Condominium Development recorded as Instrument No. 20080104-0001256, and amended by surveyor's certificate of correction of record in Instrument No. 20080111-0003637, and amended by Instrument No. 20080609-0059308, Instrument No. 20230502-0032462, and in Instrument No. 20230502-0032527, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Along with any parking space assignment and storage space assignment for said Unit No. 302.

Being the same property conveyed to in Rebecca Fritz, unmarried woman by Warranty Deed from Lynn M. Fritz and Thomas J. Fritz, Joint Tenants with Full Rights of Survivorship of record in Instrument No. 20220825-0095838, dated August 05, 2022, recorded August 25, 2022, Register's Office Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 817 3rd Avenue North, #302 (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37201 (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. successors 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, successors 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 8 day of October, 2024.

Rebecca Fritz

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Rebecca Fritz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 8 day of October, 2024.

S. Nixon Pressley

Commission Expires: 01/26/2025

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JAN. 26, 2025

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/9/2024.

Date

Affiant Signature

10/9/2024

Date

State of Tennessee

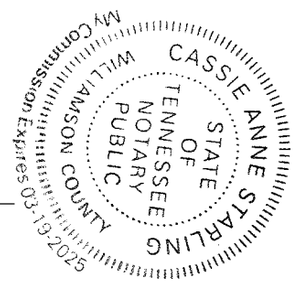
County of Williamson

Sworn to and subscribed before me this 9 day of October, 2024.

Notary's Signature

My Commission Expires: _____

Date



Notary's Seal