Karen Johnson Davidson County
Batch # 1206389 DEEDWARR
11/19/2024 08:06:34 AM 2 pgs
Fees: $13.00 Taxes: $851.00
20241119-0089365

BOX #14

G#37578-2

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$230,000.00.**

Affiant

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 15th day of November, 2024.

Notary Public

My commission expires: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Funez Realty Investment LLC	**"New Owner"**	**043 16 0 173 00**
103 Elizabeth Court		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Equity Trust Company, Custodian FBO Jack Friedman

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Funez Realty Investment LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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. 100 on the Plan of Arrowhead Estates, Section 2, as of record in Plat Book 5050, Page 83, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Equity Trust Company, Custodian FBO Jack Friedman, by Special Warranty Deed dated February 29, 2008, from Household Financial Center, Inc., of record in Instrument No. 20080425-0042599, Register's Office for Davidson County, Tennessee.

THE conveyance of the above-described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 5050, Page 83, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 5286, Page 406, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and were paid by the Grantor herein and the Grantee assumes any subsequent years property taxes, not yet due and payable.

This is improved property, known as: **1005 Mallow Drive, Madison, TN 37115**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 15th day of November, 2024.

Equity Trust Company, Custodian FBO Jack Friedman

By: _____
Jack Friedman, Client

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Jack Friedman,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Client** of **Equity Trust Company, Custodian FBO Jack Friedman,** the within named bargainor, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing his name as said **Client.**

Witness my hand, at office at Nashville, Tennessee, this **15th** day of **November, 2024.**

_____
Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON