Karen Johnson Davidson County
Batch# 1208664 DEEDWARR
11/26/2024 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $444.00
20241126-0092633

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-4215-AJ

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Jennifer Russell
Affiant

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

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Notary Public
My Commission Expires: 6/23/28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
TN Ventures LLC 406 Louviers Ln Old Hickory, TN 37138	New Owner	064 09 0 117.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Michael Frye, a single man** (individually and/or collectively, "Grantor"), transfer and convey unto **TN Ventures LLC, a Tennessee Limited Liability Company** (individually and collectively, "Grantee"), 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. 18 and 19, Block 5, Plan of BERRYVILLE W.A. BRYAN'S SUBDIVISION OF THE BERRY TRACT, of record in Plat Book 421, Page 117, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being a part of the same property conveyed to Michael B. Frye, by Quitclaim Deed from Michael B. Frye, of record in Instrument No. 20240823-0065062, in the Register's Office of Davidson County, Tennessee, dated August 23, 2024, and recorded on August 23, 2024.

Being a part of the same property conveyed to Michael B. Frye, by Quitclaim Deed from Michael B. Frye, of record in Instrument No. 20240823-0065061, in the Register's Office of Davidson County, Tennessee, dated August 23, 2024, and recorded on August 23, 2024.

This is improved property located at: **4211 Woods Street, Nashville, TN 37138.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2024 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of November, 2024.

GRANTOR:

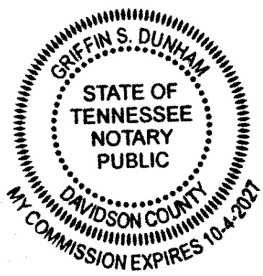
Michael Frye

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael Frye, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of November, 2024.

Notary Public
My Commission expires: _____



Certificate of Authenticity

I, Linne Hahn, 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 11/15/24.

Date

Affiant Signature

11/15/24

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 15th day of November, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

