THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 241149439** Karen Johnson Davidson County Batch # 1218839 DEEDWARR 12/26/2024 08 39 25 AM 2 pgs Fees $13 00 Taxes $2,647 35 20241226-0099358	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $715,500 00 Affiant Subscribed and sworn to before me, this 20th day of December, 2024 Notary Public My Commission Expires KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-09-2026

WARRANTY DEED

Address New Owner Daniel N Smolilo and Lauren M Smolilo 2230 Weona Drive Nashville TN 37214	Send Tax Bills To New Owner	Tax Information· Tax Parcel ID No 084 11 0 008 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leah Todd Frerichs and Joshua Alan Frerichs, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Daniel N. Smolilo and Lauren M. Smolilo, husband and wife**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows

Land in Davidson County, Tennessee, being Lot No 75 on the Plan of MAPLECREST, of record in Plat Book 1835, Page(s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Leah Todd Frerichs and Joshua Alan Frerichs, wife and husband, by Warranty Deed from Nashville Homes, LLC, of record in Instrument No 20230202-0007809, in the Register's Office of Davidson County, Tennessee, dated February 02, 2023 and recorded on February 02, 2023

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record

Taxes for the year 2025 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAPLECREST, as recorded in Plat Book 1835, Page(s) 27 and 28.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1874, Page 452

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill recorded in Instrument No 20221028-0116642

Easement for Sanitary and/or Storm Sewers, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20220214-0016937

This is improved property located at 2230 Weona Drive Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever

Whenever used, the singular 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 20th day of December, 2024

Leah Todd Frerichs

Joshua Alan Frerichs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leah Todd Frerichs and Joshua Alan Frerichs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand, at office, this 20th day of December, 2024

Notary Public

My Commission Expires _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026