Karen Johnson Davidson County
Batch# 1218847 DEEDWARR
12/26/2024 08:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,957.30
20241226-0099377

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $529,000.00 Affiant Subscribed and sworn to before me, this 19TH day of December 2024. Notary Public My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner: Scott Engel 1430 Meridian Street, Nashville, TN 37207	Send Tax Bills to: Prime Lending, A Plains Capital Company P.O. Box 796788 Dallas, TX 75379-6788	Tax Information: Tax Parcel ID No. 071 11 0 063.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged **GRETCHEN FRONK, AN UNMARRIED WOMAN** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **SCOTT ENGEL, AN UNMARRIED PERSON,** (collectively, "Grantee"), Grantee's successors, 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 the southerly 35 feet of Lot No, 4 and the northerly 15 feet of Lot No. 5 on the Plan of W. B. Dew's Subdivision of 7 Acres Parted Off the North Side of G. Scrugs Deed's Land of record in Plat Book 332, Page 53, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Said Part of Lots Nos. 4 and 5 front together 50 feet on the westerly side of Meridian Street and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Nathan Ring, an unmarried man by Warranty deed from Phillip Daniel Hayes, unmarried of record in Instrument No. 20190418-0035858 Register's Office for Davidson County, Tennessee, dated April 05, 2019 and recorded on April 18, 2019.

Being the same property conveyed to Gretchen Fronk, an unmarried woman by Deed dated June 30, 2022 from Nathan Ring, a single man, recorded July 1, 2022, in Instrument Number 202207010076576, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1430 Meridian Street, Nashville, TN 37207**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 19th day of December, 2024.

GRETCHEN FRONK

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GRETCHEN FRONK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 19th day of December, 2024.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires: _____

True Copy Certification

I, **Pam Autry,** 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 this the 19 day of December, 2024.

Affiant Signature

Date 12/20/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 20 day of December, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028