WARRANTY DEED

Karen Johnson Davidson County
Batch# 1221744 DEEDWARR
12/30/2024 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,195.10
20241230-0101186

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $323,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF Dec., 2024

Notary Public

MY COMMISSION EXPIRES: 4-13-25

CHERYL FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04.13.2025

(AFFIX SEAL)

This area for recording stamp

MST 2024-1809

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristina Mitchell	Guaranteed Rate, Inc.	135-12-0E-035.00-CO
(NAME)	(NAME)	
2226 Nashboro Boulevard	3940 N Ravenswood Avenue, Suite 2W	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Chicago, IL 60613	
(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, WE, **Michael Bredfeldt, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristina Mitchell, unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Unit No. 320, Phase One, Nashboro Village at Fairway Pointe, Tract 21 boundary of the regime, as shown by Plat of record in Plat Book 4660, Page 159, and as shown on Amendment to the Restrictions of record in Instrument No. 20031118-0168332, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Bredfeldt, an unmarried man by Warranty Deed from Jacob T. Kelerlein, an unmarried man of record in Instrument No. 20170919-0095906 Register's Office for Davidson County, Tennessee, dated September 15, 2017 and recorded on September 19, 2017.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 11700, Page (s) 49 and 50, Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of PUD Boundary Plat of Nashboro - Fairway Pointe of record in Book 4660, Page 156, Book 6200, Page 341, Instrument Number 20020710-0083054 and in Instrument No. 20020820-0100664, in the Register's Office for Davidson County, Tennessee. Subject to all matters shown on the Plan of Tract #21 - Nashboro Village of record in Book 4660, Page 159, as amended by Instrument No. 20031118-0168332, in the Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11703, Page 520, as amended in Instrument No. 20010322-0027768, Instrument No. 20031118-

0168332, Instrument No. 20050222-0018813, Instrument No, 20050222-0018814, Instrument No. 20000316-0027171, Instrument No. 20091105-0102438, Instrument No. 20110923-0073937, Instrument No. 20190313-0023223 and Instrument No. 20190313-0023224, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4827, Page 14, Book 5469, Page 840, Book 7751, Page 907, and Instrument No. 20000627-0063887, Register's Office for Davidson County, Tennessee. Charter of Fairway Pointe Homeowners' Association of record in Book 11703, Page 518, in the Register's Office for Davidson County, Tennessee. The perpetual right, power, privilege and easement to overflow, flood and submerge certain parcels and restrictions against construction or maintenance of Structures for human habitation on certain tracts or other structures without approval of USA on such tracts as set forth in Judgment of Declaration of Taking for the J. Percy Priest Dam and Reservoir Project, Stones River, Tennessee, as set forth in Instrument recorded in Book 4254, Page 410, Register's Office for Davidson County, Tennessee. Public Right-of-Way Dedication of record in Book 4460, Page (s) 149-151, in the Register's Office for Davidson County, Tennessee. Easements of record in Book 4868, Page 74 and Book 4815, Page 425, in the Register's Office for Davidson County, Tennessee. Five (s) foot easement and twenty (20) foot easement for sanitary sewers and storm drainage granted to Metropolitan Government of Nashville and Davidson County, as set forth in Instrument Recorded in Book 8870, Page 887, Register's Office for Davidson County, Tennessee.

This property, known as 2226 Nashboro Boulevard, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (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 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 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 my/our hand(s) this 20th DAY OF December, 2024.

Michael Bredfeldt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Michael Bredfeldt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of December, 2024.

Notary Public

My commission expires: 3-23-27

(SEAL)

Amelia Swanson
State of Tennessee Notary Public
Williamson County

True Copy Certification

I, Yvette Meldrum, 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 December 20, 2024.

Signature
December 20, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this December 20, 2024

Notary's Signature

My Commission Expires: 4-13-25

