Karen Johnson
Batch # 1239673
02/21/2025 02 34 49 PM
Fees $13 00 Taxes $6,012 50

Davidson County
DEEDWARR
2 pgs

Prepared By
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 100
Nashville, TN 37215

20250221-0013118

WARRANTY DEED

OF TENNESSEE
:Y OF DAVIDSON

CTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,625,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SEZEN YILMAZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

File No. EM-25-8645

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Jacqueline J. Friesth and Brent W. Friesth	New Owner	
(NAME)	(NAME)	105-09-0-316 00
613 Augusta Dr		
(ADDRESS)	(ADDRESS)	
Louisville, CO 80027		
(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, I/we, **Reel Life Music City LLC, a Wyoming Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacqueline J. Friesth and Brent W. Friesth, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND 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 the West 45 feet of the East 190 feet of Lot No. 17 on the Map of Jones & Dudley's Addition to Nashville, of record in Plat Book 57, Page 147, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 45 feet on the South side of West Grove Street and runs back between parallel lines parallel to and 145 feet West of the Westerly margin of 10th Avenue South, 150 feet to an alley.

Being the same property conveyed to John Newton Pate and Anne Collins Pate, husband and wife by Warranty Deed from Jennifer A. Coyle, unmarried of record in Instrument No. 20180501-0040808 Register's Office for Davidson County, Tennessee, dated April 26, 2018 and recorded on May 01, 2018.

Being the same property conveyed to Tatanisha Leer and Stefan Leer, married couple by Warranty Deed from John Newton Pate and Anne Collins Pate, husband and wife of record in Instrument No. 20230526-0040011 Register's Office for Davidson County, Tennessee, dated May 25, 2023 and recorded on May 26, 2023.

Being the same property conveyed to Reel Life Music City LLC, a Wyoming Limited Liability Company by Quitclaim Deed from Tatanisha Leer and Stefan Leer, married couple of record in Instrument No. 20230608-0043548 Register's Office for Davidson County, Tennessee, dated June 01, 2023 and recorded on June 08, 2023.

This is property more commonly known as 1003 West Grove Avenue, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter, and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 18th day of February, 2025

Reel Life Music City LLC, a Wyoming Limited Liability Company

By:_____
Joshua L. Hunter, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Emily Manno of the state and county mentioned, personally appeared Joshua L Hunter, Authorized Agent of Reel Life Music City LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Agent of Reel Life Music City LLC, the within named bargainor, a Limited Liability Company, and that such Joshua L. Hunter, Authorized Agent of Reel Life Music City LLC as such Authorized Agent, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Authorized Agent.

Witness my hand and seal, at office in Nashville, this 18th day of February, 2025

Notary Signature

Printed Name Emily Manno

My commission expires _____

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025