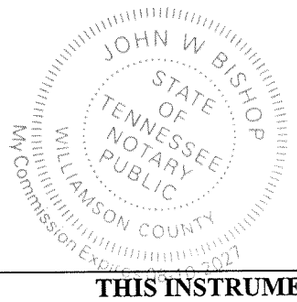
Karen Johnson Davidson County
Batch# 1245978 DEEDWARR
03/14/2025 07:08:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20250314-0018570

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,300,000.00.**

Affiant

Subscribed and sworn to before me, this the 11th day of March, 2025.

Notary Public

My commission expires:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Andrew Well & Heather Schoeff Friedman	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	**Map 103-04-0 Parcel 157.00**
4606 Nebraska Avenue	**408 Highway 76**	
Nashville, TN 37209	**White House, TN 37188**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Frank Henry Toub and Alexandria Murphy Toub, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew Well and Heather Schoeff Friedman, husband and wife

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:

LAND in Davidson County, Tennessee, being the Easterly 35 feet of Lot No. 11 and the Westerly 25 feet of Lot No. 10 of Block 11 on the Map of a part of Sylvan Park, as of record in Book 332, Page 10, Register's Office for Davidson County, Tennessee.

Said Easterly 35 feet of Lot No. 11 and Westerly 25 feet to Lot No. 10 front together 60 feet on the Northerly side of Nebraska Avenue, formerly 8th Avenue, and run back between parallel lines 160 feet to an alley.

BEING the same property conveyed to Frank Henry Toub, an unmarried man, by Warranty Deed dated March 12, 2020, from Lance Cearley, a single person, of record in Instrument No. 20200420-0040896,

Register's Office for Davidson County, Tennessee, and Scrivener's Affidavit of record in Instrument No. 20200617-0062495, said Register's Office.

The said Frank Henry Toub, an unmarried man, having quitclaimed to Frank Henry Toub, an unmarried man, and Alexandria Nicole Murphy, an unmarried woman, as tenants in common with right of survivorship, by Quitclaim Deed dated April 15, 2020, of record in Instrument No. 20200630-0070816, Register's Office for Davidson County, Tennessee.

The said Frank Henry Toub and Alexandria Nicole Murphy having since married to each other, and Alexandria Nicole Murphy is now known as Alexandria Murphy Toub.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Book 332, Page 104, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Taxes for the current year prorated and assumed by the Grantee.

This is improved property, known as 4606 Nebraska Ave, Nashville, TN 37209.

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 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 7th day of March, 2025.

Frank Henry Toub **Alexandria Murphy Toub**

STATE OF PENNSYLVANIA
COUNTY OF Montgomery

Personally appeared before me, a Notary Public of said County and State, **Frank Henry Toub and Alexandria Murphy Toub, husband and wife** the within named sellers, 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 and official seal at Ardmore (City), Pennsylvania, this 7th day of **March, 2025.**

Notary Public

My Commission Expires: 1/9/2027

Commonwealth of Pennsylvania - Notary Seal
Kenneth Wayne Jeffrey-Rodgers, Notary Public
Bucks County
My Commission Expires January 9, 2027
Commission Number 1230168

True Copy Certification

I, **Tammy Carney,** 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 11th day of March, 2025.

Affiant Signature
Date 3-11-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of March, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

