WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000 00

File #25-181

Karen Johnson
Batch # 1260786
04/17/2025 11 04 48 AM
Fees $13 00 Taxes $1,443 00

Davidson County
DEEDWARR
2 pgs

20250417-0029412

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES JAN. 30, 2029

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Lucrezia Anna Freda and Pasquale Freda	NEW OWNER	161-06-0A-033 00-CO
(NAME)	(NAME)	
529 Wakefield Lane		
(ADDRESS)	(ADDRESS)	
Gallatin, TN 37066		
(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, **Meagan Murray, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lucrezia Anna Freda and Pasquale Freda, 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 a certain private element unit situated in Davidson County, Tennessee, and further known as Unit No 33 together with the private elements appurtenant thereto, on the Plan of Oakhill Townhomes, Phase 1, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq , as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for Oakhill Townhomes, a horizontal property regime with private elements, of record in Instrument No 20070614-0071397; as amended and supplemented in Instrument No. 20080325-0030014 and in Instrument No. 20080709-0070601, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office Reference is hereby made to the plan of Oakhill Townhomes, Phase 1, shown on Exhibit to the aforementioned Declaration of Protective Covenants, Conditions and Restrictions, for a more complete identification and placement of said Unit

Being the same property conveyed to Meagan Murray, an unmarried woman by Warranty Deed from Christopher S Morgan and Amber D Morgan, husband and wife of record in Instrument No 20210317-0035231 Register's Office for Davidson County, Tennessee, dated March 15, 2021 and recorded on March 17, 2021 Meagan Murray having since married Raymond Miller Inman, III, spouse of Meagan Murray, joins in this conveyance for the purpose of quitclaiming and conveying to Grantee all right, title and interest he might have in and to the above described property

THIS CONVEYANCE IS SUBJECT TO (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

unimproved ☐
This is improved ☒ property, known as 1002 Ashmore Drive, Nashville, TN 37211

(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 hand this 16th day of April, 2025

Meagan Murray

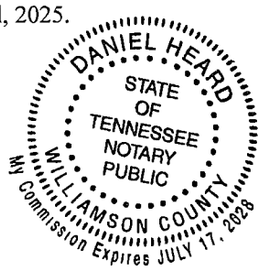
Raymond Miller Inman, III

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 16th day of April, 2025, before me personally appeared Meagan Murray and Raymond Miller Inman, III, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 16th day of April, 2025.

Notary Signature
My commission expires. 7.17.28



RETURN RECORDED DOCUMENTS TO

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Brentwood, TN 37027