Lenders Title Company File No 25-002231-524

Karen Johnson
Batch # 1267455
05/01/2025 02 46 08 PM
Fees $13 00 Taxes $1,665 00

Davidson County
DEEDWARR
2 pgs

20250501-0033857

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $450,000 00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2025

Notary Public

My commission expires

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Dylan Joseph Troutman and Olivia Nicole Troutman	PennyMac Loan Services	**06-00-0-126.00**
316 View Ridge Dr	PO Box 30597	
Goodlettsville, TN 37072	Los Angeles, CA 90030	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10 00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

David Garrison Frick and Macy Renee Frick, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Dylan Joseph Troutman and Olivia Nicole Troutman, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Being Lot No 42 on the Plan of Ridgeview Estates, Section 1, of record in Plat Book 5200, page 356, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description
Being the same property conveyed to David Garrison Frick and Macy Renee Frick, husband and wife by Warranty Deed from Bonnie G Maynard of record in Instrument No 20180530-0051393 Register's Office for Davidson County, Tennessee, dated May 24, 2018 and recorded on May 30, 2018

This is improved property known as **316 View Ridge Dr, Goodlettsville, TN 37072.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows

1 Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee

2 Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee

3 Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property

GRANTOR FURTHER COVENANTS and binds themself, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of April, 2025

David Garrison Frick

Macy Renee Frick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, David Garrison Frick and Macy Renee Frick, the bargainors, 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, and who swore to the statements made above and subscribed their names above

Witness my hand and official seal this 30th day of April, 2025

Notary Public
My Commission Expires _____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027

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