WARRANTY DEED

Karen Johnson Davidson County
Batch# 1272454 DEEDWARR
05/13/2025 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250513-0037641

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00.

Alyssa Freyler
Affiant

Subscribed and sworn to me on 05/09/25.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Alyssa Noel Freyler 3008 Louise Dr. Nashville, TN 37211	Better Mortgage Corporation 1 World Trade Center, 80th Floor New York, NY 10007	119 13 0 154.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Daniel Griggs, unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Alyssa Noel Freyler, a single woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of H.G. McNabb Subdivision, of record in Plat Book 1130, Page 64, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Beginning on the Easterly margin of Louise Drive, at the corner of Lots Nos. 19 and 20; thence with the line between said two lots, Eastwardly 160.2 feet to the Westerly line of Lot No. 15; thence with the line between said two lots, Southwardly 83 feet to the Northerly margin of Morton Street; thence with said Street; Westwardly 138 feet to the beginning of a curve; thence around said curve in a Northwesterly direction to the Easterly margin of Louise Drive; thence with said Drive, Northwardly 48.7 feet to the beginning.
>
> Being the same property conveyed to Daniel Griggs, unmarried man by Warranty Deed from Kelly S. Lang, an unmarried woman, of record in Instrument No. 20200514-0050192, Register's Office for Davidson County, Tennessee, dated May 13, 2020 and recorded on May 14, 2020.
>
> This is improved property known as 3008 Louise Dr., Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 05/08/2025.

Daniel Griggs

Daniel Griggs

STATE OF Texas
COUNTY OF Tarrant

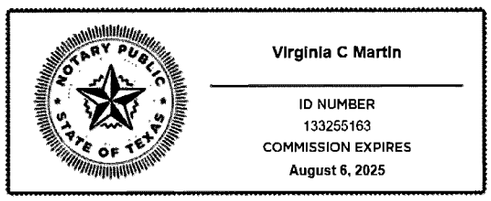
On 05/08/2025, before me personally appeared Daniel Griggs, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 05/08/2025.

Virginia C. Martin

NOTARY PUBLIC

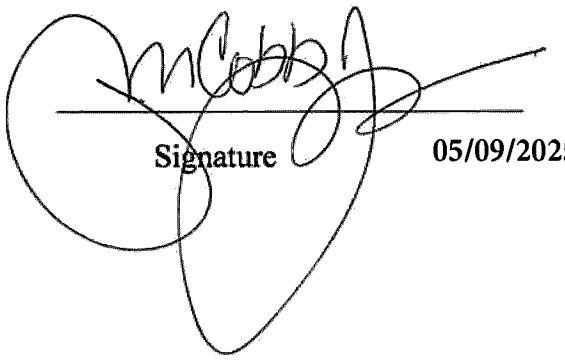
My Commission Expires: 08/06/2025



Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **May 9, 2025.**



Signature 05/09/2025

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 9th day of May, 2025.

Brenda Lewis

Notary's Signature

My Commission Expires: 9-8-2025

