Karen Johnson Davidson County
Batch# 1293112 DEEDWARR
07/02/2025 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20250702-0052421

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $290,000.00. Affiant Subscribed and sworn to before me, this the 26th day of June, 2025. Notary Public My commission expires: 6/26/27

COLLEEN B DROZD
NOTARY PUBLIC, STATE OF NEW YORK
REG. NO. 01DR0014951
QUALIFIED IN NASSAU COUNTY
MY COMMISSION EXPIRES 10/26/2027

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THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Andrew J. Freeman and Annah Elizabeth Freeman	Mortgage Investors Group	105-02-3F-301.00-CO
109 West Yale Street	8320 E Walker Springs Lane #200	
Orlando, FL 32804	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHELE ALEXANDER, UNMARRIED AND MARC GOODMAN, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW J. FREEMAN AND ANNAH ELIZABETH FREEMAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 301 of The Alina, a Condominium established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under Declaration of Condominium, of record in Instrument Number. 20200415-0039348, as amended in Instrument Number. 20200609-0058742, Instrument Number. 20200721-0079746, Instrument Number. 20200727-0082071, Instrument Number. 20200827-0097052 and Instrument Number. 20201030-0127250, and Instrument Number. 20210309-0030977 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit to said Declaration of Condominium; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration of Condominium.

Being the same property conveyed to AMG Artist Management, INC by Warranty Deed from 806 Olympic, LLC, a Michigan Limited Liability Company of record in Instrument No. 20210812-0109125 Register's Office for Davidson County, Tennessee, dated August 10, 2021 and recorded on August 12, 2021.

Being the same property conveyed to Michele Alexander, unmarried and Marc Goodman, unmarried, as tenants in common with rights of survivorship by Quitclaim Deed from AMG Artist Management, INC., a New York Corporation of record in Instrument No. 20240816-0062930 Register's Office for Davidson County, Tennessee, dated August 14, 2024 and recorded on August 16, 2024.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 806 Olympic Street #301, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 26th day of June, 2025.

Michele Alexander

Marc Goodman

STATE OF NEW YORK
COUNTY OF Nassau

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michele Alexander and Marc Goodman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of June, 2025.

Notary Public

My Commission Expires: 10/26/27

COLLEEN B DROZD
NOTARY PUBLIC, STATE OF NEW YORK
REG. NO. 01DR0014951
QUALIFIED IN NASSAU COUNTY
MY COMMISSION EXPIRES 10/26/2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 June 26. 2025.

Affiant Signature

2nd day of July, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of July, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028