RETURN TO:
BANKERS TITLE & ESCROW CORP
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

Warranty Deed

Karen Johnson
Batch # 1302791
07/28/2025 09:36:01 AM
Fees $13.00 Taxes $1,788.95
20250728-0059228

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $483,500.00

Affiant

Subscribed and sworn to before me, this the 16th day of July, 2025

Notary Public

My commission expires 11-8-27

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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
Matthew Larose	Owner	091-05-1C-012 00-CO
691 Vernon Avenue		
Nashville, TN 37209		

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, **ASHTIN CYNTHIA FREIJE NKA ASHTIN CYNTHIA PORRITT, A MARRIED WOMAN, AND BONNIE KAY FREIJE, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW LAROSE, A SINGLE PERSON**, 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

Land in Davidson County, Tennessee, being Unit 12 of Building C, on the Plan of 2 Aves, as shown on Exhibit E to the Declaration of Covenants, Conditions and Restrictions for 2 Aves, a Horizontal property Regime with Private Elements, of record as Instrument No 20180926-0095647, amended in Instrument No 20190426-0038655, Instrument No. 20190709-0066829, Instrument No 20200309-0026202, Instrument No 20200604-0057612 and Instrument No 20200608-0058500, Register s Office for Davidson County, TN, to which p an reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ashtin Freije a single women by Warranty Deed from RSD Vernon and James, LLC, a Tennessee, limited liability company of record in Instrument No 20190807-0078477 Register's Office for Davidson County, Tennessee, dated August 02, 2019 and recorded on August 07, 2019

Being the same property conveyed to Ashtin Cynthia Freije, a married women and Bonnie Kay Freije, an unmarried women by Quitclaim Deed from Ashtin Freije of record in Instrument No 20211213-0164797 Register's Office for Davidson County, Tennessee, dated December 03, 2021 and recorded on December 13, 2021. Ashtin Cynthia Freije being now known as Ashtin Cynthia Porritt

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 691 Vernon Avenue, Nashville, TN 37209, 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 16th day of July, 2025

Ashtin Cynthia Porritt

Bonnie Kay Freije by Ashtin Cynthia Porritt, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Ashtin Cynthia Porritt, Individually and as Attorney in Fact for Bonnie Kay Freije, 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 16th day of July, 2025.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires: 1·22·29

Mason Porritt, spouse of Ashtin Cynthia Porritt, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided ~~to a~~ spouse by the laws of the State of Tennessee.

Mason Porritt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mason Porritt, 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 16th day of July, 2025.

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-22-2029

Notary Public

My Commission Expires. 1·22·29