This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-6408-AJ

Karen Johnson Davidson County
Batch# 1302986 DEEDWARR
07/28/2025 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,282.90
20250728-0059462

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $617,000.00.

Affiant

Subscribed and sworn to before me, this the 25th day of July, 2025.

Notary Public
My Commission Expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Frischer 305 Artisan Lane Nashville, TN 37204	FirstBank 722 Columbia Avenue Franklin, TN 37064	118 06 0D 082.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Alva S. Peden, unmarried** (individually and/or collectively, "Grantor"), transfer and convey unto **John Frischer, unmarried man** (individually and/or collectively, "Grantee"), 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 82, GALE PARK SINGLE-FAMILY HOMES, A CONDOMINIUM, as shown on Declaration of record in Instrument No. 20110224-0015356, corrected at Instrument No. 20110531-0041215, amended at Instrument Nos. 20110311-0019705, 20120508-0039773, 20120921-0086162, 20130306-0022201, 20200327-0033394, 20250429-0032834, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alva S. Peden, unmarried, by Special Warranty Deed from Margaret Ann Morrison, Unmarried, of record in Instrument No. 20151016-0105672, in the Register's Office of Davidson County, Tennessee, dated October 15, 2015, and recorded on October 16, 2015.

This is improved property located at: **305 Artisan Lane, Nashville, TN 37204.**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 25th day of July, 2025.

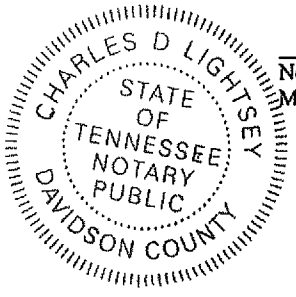
GRANTOR:

Alva S. Peden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alva S. Peden, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 25th day of July, 2025.



Notary Public
My Commission expires: 3/3/26

202507280059462

I, Kirsten Virden, 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 7/25/25 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/25/25

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of July, 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM