This instrument prepared by:
Momentum Title, LLC - Nashville
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 16-6651-MC

Karen Johnson Davidson County
Batch# 1311021 DEEDWARR
08/15/2025 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250815-0065256

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2025.

Notary Public
My Commission Expires: 1/31/26

MEGAN G. DEWEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Luke Sadler 3405 Old Anderson Road #218, Antioch TN 37013	Guaranteed Rated, Inc. Attn: Final Docs 3940 N. Ravenswood Ave, Suite 1W Chicago, IL 60613	136 15 0A 078.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **John W. Fry and Amanda B. Fry, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Luke T. Sadler, an 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 located in Davidson County, Tennessee, and being known and designated as all of Unit No. 78, Plan of FIRST REVISION TO PHASE 2, FINAL PLAT OF WATERCREST TOWNHOMES, A HORIZONTAL PROPERTY REGIME, as shown on plat of the same of record in Plat Book 11190, Page 81, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to John W. Fry and Amanda B. Fry, husband and wife, by Warranty Deed from M & C Investments TN LLC, a Tennessee limited liability company, of record in Instrument No. 20230222-0012623, in the Register's Office of Davidson County, Tennessee, dated February 16, 2023 and recorded on February 22, 2023.

This is ☑ improved or ☐ unimproved property located at: **3405 Old Anderson Road, #218, Antioch, TN 37013**

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 14th day of August, 2025.

GRANTOR:

John W. Fry

Amanda B. Fry

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John W. Fry and Amanda B. Fry, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 2025.

Notary Public
My Commission expires: _____

GRIFFIN S. DUNHAM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10.4.2027

202508150065256

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 14 day of August, 2025.

K. Thomas Sidwell
Date: 8-14-25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 14 day of August, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

