Karen Johnson Davidson County
Batch# 1340171 DEEDWARR
10/30/2025 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20251030-0086333

Warranty Deed

HEATHER GUTHRIE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD MY COMM. EXPIRES AUGUST 19, 2029	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $355,000.00. Affiant Subscribed and sworn to before me, this the 29th day of October, 2025. Notary Public My commission expires: 8-19-29

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:
Emily Jaden Friedl, Christopher Friedl, and Laurie Friedl	**New Owner**	104-04-0E-401.00-CO
1101 18th Avenue South #401		
Nashville, TN 37212		

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, **JOOEUN KANG, A MARRIED WOMAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY JADEN FRIEDL, AN UNMARRIED WOMAN, CHRISTOPHER FRIEDL AND LAURIE FRIEDL, 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:

Land in Davidson County, Tennessee, being Unit 401, 1101 Eighteenth Avenue, South, as shown in Master Deed recorded at Instrument No. 20060807-0096688, re-recorded at Instrument No. 20060817-0101760, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Jooeun Kang, unmarried by Warranty Deed from Conor Duggan, a unmarried man of record in Instrument No. 20180601-0052218 Register's Office for Davidson County, Tennessee, dated May 30, 2018 and recorded on June 01, 2018.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

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

The address of the herein described property is believed to be 1101 18th Avenue South #401, Nashville, TN 37212, 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 29th day of October, 2025.

JooEun Kang

JooEun Kang

STATE OF MASSACHUSETTS
COUNTY OF NORFOLK

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named JooEun Kang, 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 28th day of October, 2025.

Notary Public

My Commission Expires:

02/15/2030

MICHAEL J. O'SULLIVAN

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

Tennessee Certification of Electronic Document

I, Megan Millsap, 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 **October 29, 2025** (date of document).

Affiant Signature

October 30, 2025

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **30** day of **October**, 2**025**.

Emilee Barrett

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

NOTARY'S SEAL

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD