THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052625** APRIL G NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $428,000.00. Affiant Subscribed and sworn to before me, this 24th day of November, 2025. Notary Public My Commission Expires: My Commission Expires July 6, 2027

WARRANTY DEED

Address New Owner: Michael Justin Freise 1703 Litton Avenue Nashville TN 37216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 072-11-0-447.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matthew Clements, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael Justin Freise, an unmarried man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the easterly 40.0 feet of Lot No. 112 and the westerly 15.0 feet of Lot No. 113, on the plan of Riverside Drive Subdivision, as shown on plat of record in Plan Book 974, Page 60 and 61, Register' s Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to MATTHEW CLEMENTS, by deed from SHAWN K. GONSALEZ AND JEFF A. GONSALEZ, WIFE AND HUSBAND, of record in Instrument No. 20210924-0128639, dated September 21, 2021, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 072-11-0-447.00.

Matters shown on the Plan of record in Plat Book 974, pages 60 and 61, said Register's Office.

This is improved property located at 1703 Litton Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

Karen Johnson Davidson County
Batch# 1352908 DEEDWARR
12/02/2025 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,583.60
20251202-0095550

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of November, 2025.

Matthew Clements

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew Clements, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of November, 2025.

Notary Public

My Commission Expires: 06-09-2026

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 06-09-2026

Tennessee Certification of Electronic Document

I, April G Nichols 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 11-24-2025 (date of document).

Affiant Signature

11-24-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

