This instrument prepared by:
Midtown Title LLC
1704 Charlotte Ave #105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 1443223 DEEDWARR
07/08/2026 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $673.40
20260708-0061501

This instrument was prepared from information furnished by the parties. Midtown Title, LLC has not examined title or reviewed any survey on behalf of the Grantee and assumes no responsibility for matters that a title examination or survey would have disclosed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $182,000.00.

Affiant

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

Subscribed and sworn to before me, this the 6th day of July, 2026.

Notary Public
My Commission Expires: 7-3-28

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ethel Cobbett 2197 Nolensvillle Pk #320 Nashville TN 37211	New owner 2441-Q Old Fort Pkwy #319 Murfreesboro TN 37128	105-16-0B-320-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Jeremy D. Friesen, a married man,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ethel Cobbett, single person,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment situated within Davidson County, Tennessee, and being known as Unit No. 320, Building B2, together with the appurtenant common elements of the Park at Melrose Heights, a condominium development, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140903-0080570; as amended in Instrument No. 20150211-0012545; Instrument No. 20150223-0015231; and in Instrument No. 20160524-0051837, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, as amended. Reference is hereby made to the site plan of Park at Melrose Heights, a condominium development attached as exhibit to said Declaration, as amended, and the original Map of John H. Canaday's Subdivision of West Lawn, of record in Book 332, page 90, Register's Office for Davidson County, Tennessee, for a more complete identification and placement of such Unit.

Being the same property conveyed to Jeremy D. Friesen, an unmarried man by Warranty Deed from Park at Melrose Heights, LLC, a Tennessee limited liability company, dated June 26, 2015, recorded July 1, 2015, of record in Instrument No. 20150701-0063420, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantor's Spouse and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute

This is improved property located at: **2197 Nolensville Pike, 320, Nashville, TN 37211**

This conveyance is made subject to 1) Property taxes for the year 2026 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 their 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 GRANTEES, 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 6th day of July, 2026.

GRANTOR:

Jeremy D. Friesen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeremy D. Friesen, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of July, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Notary Public
My Commission expires: **11/17/2029**

Certificate of Authenticity

I, Holly A Mason, 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 7/6/26.

Affiant Signature

7/6/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 6 day of July, 2026.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2029