Karen Johnson Davidson County
Batch# 207482 DEEDWARRSP
03/19/2019 10:09:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190319-0024805

Commitment Number: 19350447

After Recording, Please Return To:
Boston National Title Agency, LLC
400 Rouser Road, Bldg.2 -Suite 602
Coraopolis, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Jesse A. Franklin and **Sabrina F. Franklin**, 3486 Hamilton Church Rd., Antioch TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 150000184.00

SPECIAL WARRANTY DEED

Sabrina F. Franklin who acquired title as Sabrina F. Francis and **Jesse A. Franklin**, now a married couple, hereinafter grantors, whose tax-mailing address is **3486 Hamilton Church Rd., Antioch TN 37013**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grant with covenants of limited warranty to **Jesse A. Franklin** and **Sabrina F. Franklin**, husband and wife, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **3486 Hamilton Church Rd., Antioch TN 37013**, the following real property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being a parcel of land located in Metropolitan Nashville - Davidson County, Tennessee, bounded on the South by Hamilton Church Road, West by Harris and Edison Park Subdivision, North and West by Parker, being more particularly described as follows: Beginning at a point on the Northerly margin of Hamilton Church Road at the Southwesterly corner of Parker as recorded in Deed Book 3368 Page 619, lying at the approximate center of the Old Road; thence, Leaving the road along the original Westerly line with Harris N 22 ° 20' E passing through an iron rod at fencepost corner at 8.0 feet, continuing with the fence, in all 736.00 feet to an iron rod at a fence corner; thence, Continuing along the fence with the Easterly lines of Edison Park subdivision N 02 ° 15' 40" E 153.24 feet to an iron rod; N 04° 00' W 23.00 feet to an 18" hackberry; N 17° 05' W

81.35 feet to an iron rod; thence, Leaving the fence along the approximate original lines with Parker as recorded in Deed Book 7683 Page 585, S 88° 20' E 98.00 feet to an iron rod; S 01° 40' W 346.00 feet to an iron rod; S 22° 20' W 433.00 feet to an iron rod at a fence corner; with a new line along the East side of the fence S 23 ° 36' W passing through an iron rod at 234.00 feet, in all 241.00 feet to a point on the Northerly margin of Hamilton Church Road; thence, Along the margin of the road N 67° 50' W 94.00 feet to the beginning, containing 2.103 acres, more or less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, Tennessee, dated June 4, 2012.
Tax ID# 150 00 0 184.00
Property Address is: 3486 Hamilton Church Rd., Antioch TN 37013

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20140306-0018732 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 150000184.00

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Maximum principal indebtedness for Tennessee recording tax purposes is 0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of TN
County of Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is 0,

Subscribed and sworn to before me

This 1 day of March, 2019.

Affiant

Jesse A. Franklin

Print Name

(Seal)

Notary Public

My commission expires:
12-19-21

Tonya Greer

Print Name

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Executed by the undersigned on 3-1, 2019:

Sabrina F. Franklin

Jesse A. Franklin

STATE OF TN
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on 3-1, 2019 by **Sabrina F. Franklin** and **Jesse A. Franklin** who are personally known to me or have produced DL as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

COMMISSION EXPIRES: 6-19-21

True Copy Certification

I, Cheryl L. Bowley, do hereby make oath that I am ~~a licensed attorney and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Virginia

County of Henrico

Personally appeared before me, [Name of Notary] Deborah Baldwin, a notary public for this county and state, [name of person making certification] Cheryl L. Bowley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/30/2019

Notary Seal (if on paper)

DEBORAH M. BALDWIN
NOTARY PUBLIC
MY COMMISSION NUMBER 273779
COMMONWEALTH OF VIRGINIA