WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Thomas Robert Vorholt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MATTHEW PHELAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

Karen Johnson Davidson County
Batch# 230179 DEEDWARR
05/15/2019 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20190515-0045803

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillboro Pike, Ste 300, Nashville, Tennessee 37215

File No.: ARK190140TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Thomas Robert Vorholt and Connie Lynn Vorholt	Thomas Vorholt	
(NAME) 8036 Montcastle Drive	(NAME) 8036 Montcastle Drive	155-02-0A-022.00-CO
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fifty Thousand And No/100 Dollars ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CONNIE SUE FRENSLEY AND PHILLIP COOPER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS ROBERT VORHOLT AND CONNIE LYNN VORHOLT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 22 on the Plan of Montcastle Estates, as of record in Book 6900, page(s) 326 and 327, Register's Office for said County, to which reference is hereby made, together with undivided interest in the common interest of Montcastle Estates, all as described in said reference, described according to a survey of Anderson Delk and Company, dated June 8, 1987.

Being the same property conveyed to Connie Sue Frensley Delaney by Quitclaim Deed from James Robert Delaney of record in Book 9857, page 915, Register's Office for Davidson County, Tennessee, dated November 08, 1995 and recorded on November 13, 1995.

The same Connie Sue Frensley Delaney is now known as Connie Sue Frensley.

The same Connie Sue Frensley having since married, Phillip Cooper joins in this conveyance to convey any and all interest he may have in the property, marital or otherwise.

unimproved ☐
This is improved ☒ property, known as 8036 Montcastle Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Connie Sue Frensley and Phillip Cooper this 15th day of May, 2019.

Connie Sue Frensley

Phillip Cooper

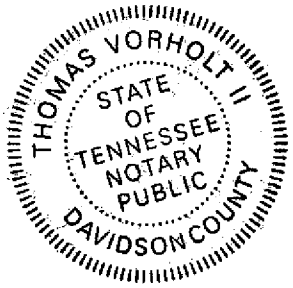
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2019, before me personally appeared Connie Sue Frensley and Phillip Cooper to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 15th day of May, 2019.

Commission Expires: 8.4.20

Notary Public



True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or 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 and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt II, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8-4-20

Notary Seal

