THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **494,500.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 2020. Notary Public MY COMMISSION EXPIRES: 6-26-21 (AFFIX SEAL)

JAMES R. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mara Michaelson Truslow	Movement Mortgage, LLC	MAP 071-16-0-
1218 N 7th Street	8024 Calvin Hall Road	PARCEL229.00
Nashville, TN 37207	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Marla M. Frank and Larry Frank, wife and husband**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mara Michaelson Truslow, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER 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 the Southerly 22 feet of Lot No. 183 and the Northerly 20.5 feet of Lot No. 184 on the Plan of Oakwood Park, of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 183 and 184 front together 42.5 feet on the Westerly side of North 7th Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Marla M. Frank and Larry Frank, wife and husband by Warranty deed from Aaron M. Frank, a Single person of record in Instrument No. 20180910-0089372 Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 10, 2018.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1218 N 7th Street, Nashville, TN 37207.**

Karen Johnson Davidson County
Batch# 388678 DEEDWARR
04/20/2020 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,829.65
20200420-0041324

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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.

Witness our hands this the 17th day of April, 2020.

Marla M. Frank by Aaron M. Frank as attorney in fact
Marla M. Frank by Aaron M. Frank, Attorney-in-Fact

Larry Frank by Aaron M. Frank as attorney in fact
Larry Frank by Aaron M. Frank, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Aaron M. Frank** 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 on behalf of **Marla M. Frank and Larry Frank**, as their Attorney in Fact, as the free act and deed of the within named **Marla M. Frank and Larry Frank**.

Witness my hand and official seal this the 17th day of April, 2020.

My Commission expires 1-8-24

Notary Public

JAMES A. WRECHTER DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

I, Nick Harris, 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 Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, [name of person making certification] 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY