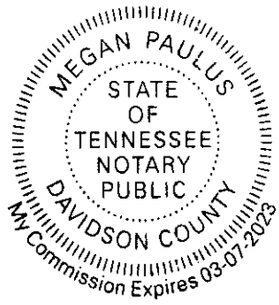
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 406759 **DEEDWARR**
05/27/2020 02:18:00 PM 2 pgs
Fees: $13.00 Taxes: $774.41

20200527-0054597

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 1612 Westgate Circle, STE 115, Brentwood, TN 37027

File No.: TN-20-04911

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Z. Williams	New Owner	
(NAME)	(NAME)	
1210 Dodson Street		053-03-0-034.00
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Nine Thousand Three Hundred And No/100 Dollars ($209,300.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ELIZABETH AMBER FRANZ AND JAMES K. FRANZ, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES Z. WILLIAMS, A SINGLE MAN** 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 part of Lot No. 22, on the Plan of Section "C", Village of Old Hickory, as shown by plat appearing of record in Plat Book 1424, Page 66, amended in Book 1853, Page 281, of the Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning with an iron pin at the Southwest corner of Lot No. 22, Section C, and running thence the following courses and distances: North 1 degree 08 minutes East, 57.6 feet to an iron pin; thence South 88 degrees 56 minutes East, 64.1 feet to an iron pin; thence South 1 degrees 04 minutes West, 47.3 feet to an iron pin; thence in a Westerly direction around a Curve having a radius of 10 feet, 15.7 feet to a concrete monument; thence North 89 degrees 10 minutes West, 54.3 feet to an iron pin and the point of beginning, containing 0.08 acres, more or less.

Being the same property conveyed to Elizabeth Amber Franz and James K. Franz, wife and husband by Warranty deed from Harry Shields, married of record in Instrument No. 20140916-0084797 Register's Office for Davidson County, Tennessee, dated September 09, 2014 and recorded on September 16, 2014.

unimproved ☐
This is improved ☒ property, known as 1210 Dodson Street, Old Hickory, TN 37138
(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RP-20-1210

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 Elizabeth Amber Franz and James K. Franz, wife and husband this 22 day of May 2020

Elizabeth Amber Franz

James K. Franz

STATE OF TENNESSEE
COUNTY OF Wilson

On this 22 day of May 2020 before me personally appeared Elizabeth Amber Franz and James K. Franz, wife and husband to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 22 day of May 2020

Commission Expires: 9/18/23

Notary Public

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.