THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200527222

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $875,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of May, 2020.

Notary Public
My Commission Expire

Karen Johnson Davidson County
Batch# 408670 **DEEDWARR**
06/01/2020 03:22:20 PM 2 pgs
Fees: $13.00 Taxes: $3,237.50

20200601-0056225

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marshele Franklin Wolfe 6101 Jocelyn Hollow Road Nashville TN 37205	New Owner	Tax Parcel ID No. 116 09 0 051.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Dan M. Frankum, a married man and Diana D. Frankum, unmarried, as joint tenants with right of survivorship** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Marshele Franklin Wolfe, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the Map entitled Re-Subdivision Lot 7, Section II, West Meade Farms, Inc. of record in Instrument Number 20010928-0105104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dan M. Frankum, a married man and Diana D. Frankum, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Dwight Anthony Bond and Ashley Lauren Buffington, husband and wife, recorded in Instrument No. 20180411-0034087, in the Register's Office of Davidson County, Tennessee, dated April 6, 2018 and recorded on April 11, 2018.

Subject property is not the primary, marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-Subdivision Lot 7, Section II, West Meade Farms, Inc., as recorded in Instrument No. 20010928-0105104.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1710, Page 218.

This is improved property located at 6101 Jocelyn Hollow Road Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 29th day of May, 2020.

Dan M. Frankum

Diana D. Frankum
By: Dan M. Frankum, 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, aforesaid, Dan M. Frankum, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2020.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dan M. Frankum, 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 for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Diana D. Frankum and that he is authorized by Diana D. Frankum to execute this instrument on their behalf.

WITNESS my hand, at office, this 29th day of May 2020.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021