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This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sarah M. Beck
5531 Hill Court
Nashville, Tennessee 37220

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
CapStar Bank
2002 Richard Jones Road, Ste 300A
Nashville, Tennessee 37215

MAP 161-09
GROUP
PARCEL 073.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Sarah T. Frame (fka Sarah T. Curran) joined by her husband, Daniel Frame,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Sarah M. Beck,** 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 Lot No. 21A on the Plan of Zone Lot Division of Lot No, 21, Brentwood Meadows, Section One, as shown by plat and survey of record in Plat Book 6250, page 402, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sarah T. Curran, a single woman by deed from Nicholas Martin Kovar and Kristen Cassidy Kovar, husband and wife of record in Instrument no. 20160816-0085253, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is **improved** property known as 5531 Hill Court, Nashville, Tennessee 37220.

Karen Johnson Davidson County
Batch# 421697 DEEDWARR
06/22/2020 08:56:24 AM 3 pgs
Fees: $18.00 Taxes: $925.00

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20200622-0066171

*Daniel Frame, spouse of Sarah T. Frame, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

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, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 18th day of June, 2020.

Sarah T. Frame, by Chuck Curran, as attorney-in-fact

Daniel Frame, by Chuck Curran, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Chuck Curran**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged, upon oath, that he is the Attorney in Fact for **Sarah T. Frame and Daniel Frame**, and as Attorney in Fact he executed the within Warranty Deed by signing the names of **Sarah T. Frame and Daniel Frame** for the purposes therein contained.

WITNESS my hand and official seal this 18th day of June, 2020.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: SEPTEMBER 7, 2020

My Commission Expires: 9/7/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

AFFIANT Theresa L. Smith

Subscribed and sworn to before me on this 18th day of June, 2020.

NOTARY PUBLIC I. Dyke Tatum

My Commission Expires: 5/3/2021

