Karen Johnson Davidson County
Batch# 433292 DEEDWARR
07/08/2020 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $917.60
20200708-0074168

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $248,000.00.

Julie Bailey
Affiant

Subscribed and sworn to before me, this 2nd day of June, 2020.

Carmen Coats
Notary Public
My commission expires:

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-06-2022

06-2006-77469

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sean Seaman	Movement Mortgage, LLC	064-16-0-D-223.00 CO
2916 Summer Hollow Ct	8024 Calvin Hall Rd.	
Hermitage TN 37076	Indian Land, SC 29707	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Roderick V. Frank, Heir & Devisee and Executor of the Estate of Jack D. Frank, deceased, and Marta Frank, Heir & Devisee**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sean Seaman, a married man, and Christopher Seaman, a married man**, hereinafter called the Grantees, their successors 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. 135, on the Plan of Section Four, Truxton Park, of record in Instrument No. 20020528-0064435, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jack D. Frank and Rita V. Frank, husband and wife by deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated January 24, 2003, recorded January 29, 2003, of record in Instrument No. 20030129-0012360, Register's Office for Davidson County, Tennessee. Jack D. Frank and Rita V. Frank, husband and wife, are deceased. Jack D. Frank died testate on April 25, 2020. The Last Will and Testament of Jack D. Frank places the subject property in the probate estate under the control of the executor, Roderick V. Frank. Letters Testamentary e-filed on June 3, 2020, in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 20P837, appointed Roderick V. Frank, as Executor of the Estate of Jack D. Frank, deceased.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2916 Summer Hollow Ct, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 30 day of June, 2020.

Roderick V. Frank, Heir & Devisee and as Executor of the Estate of Jack D. Frank

Marta Frank, Heir & Devisee

STATE OF Washington
COUNTY OF Yakima

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Roderick V. Frank, both as heir and as Executor of the Estate of Jack D. Frank, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Yakima, WA, this 30th day of June, 2020.

Notary Public

PATRICIA TURRIN NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 1-29-21

My commission expires: 01-29-21

Executor of the Estate of Jack D. Frank, deceased

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Marta Frank, Heir & Devisee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Mt. Juliet, TN, this 29 day of June 2020.

Notary Public

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 5/17/21

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022