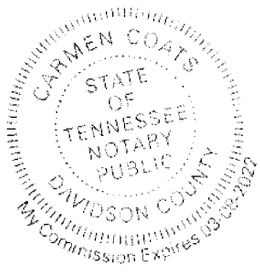
Karen Johnson Davidson County
Batch# 480187 DEEDWARR
09/22/2020 08:08:30 AM 4 pgs
Fees: $23.00 Taxes: $603.10
20200922-0108322

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $163,000.00. Affiant Subscribed and sworn to before me, this the 16th day of September, 2020. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Beth Franklin, Trustee	Beth Franklin, Trustee	131-01-0D-203.00CO
909 Overton Lea Road	909 Overton Lea Road	
Nashville, TN 37220	Nashville, TN 37220	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SHAVANNOR MICHELLE SMITH AND LAKISHA SHANTE THOMAS, AS SOLE HEIRS AT LAW OF JEWELL DIANE THOMAS, DECEASED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY ELIZABETH FRANKLIN, TRUSTEE OF MARY ELIZABETH FRANKLIN REVOCABLE TRUST UNDER AGREEMENT DATED SEPTEMBER 28, 2006, AS AMENDED AND RESTATED IN ITS ENTIRETY ON JUNE 27, 2012, WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 203, also known as, Unit No. 23C, as shown on the Plat of Georgetown Apartments, a Condominium, of record in Book 5200 page 4, Registers Office for Davidson County, Tennessee, together with an undivided 0.310% interest in the common elements of 5125 Hillsboro Homeowner's Association, as described in Book 5211 page 325, as amended in Book 5616, page 133; Book 6079, page 516; and Instrument No. 20120731-0067332, to which said plan reference is hereby made for a more particular description.

Being the same property conveyed to Jewell Diane Thomas, by Warranty deed from Michael J. Harris and wife, Preshias Tomes Harris, of record in Instrument No. 20130306-0022170, Register's Office for Davidson County, Tennessee, dated February 28, 2013 and recorded on March 6, 2013. Jewell Diane Thomas having since died intestate on October 29, 2018, leaving Shavannor Michelle Smith and Lakisha Shante Thomas as her sole heirs at law. Also see Affidavit of Heirship in Instrument No. 20200610-0059435, RODC TN.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5025 Hillsboro Pike #23C, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully

The address of the herein described property is believed to be 5025 Hillsboro Pike #23C, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of September, 2020.

Shavannor Michelle Smith

Lakisha Shante Thomas

STATE OF ~~TENNESSEE~~ GA
COUNTY OF ~~DAVIDSON~~ Clarke

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Shavannor Michelle Smith and Lakisha Shante Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2020.

Notary Public

My Commission Expires: 4/21/22

Tamara Duck
NOTARY PUBLIC
Jackson County, GEORGIA
My Comm. Expires 04/21/2022

The address of the herein described property is believed to be 5025 Hillsboro Pike #23C, Nashville, TN 37215, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of September, 2020.

Shavannor Michelle Smith

Lakisha Shante Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named ~~Shavannor Michelle Smith and Lakisha Shante~~ Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2020.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

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

