20201727R Karen Johnson Davidson County Batch# 529603 DEEDWARR 12/10/2020 01:55:30 PM 9 pgs Fees: $48.00 Taxes: $925.00 20201210-0144790	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $250,000.00. Affiant Subscribed and sworn to before me, this the 30th day of November, 2020. Notary Public My commission expires: 5/23/22

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Michelle Nicole Brown	Capstar Bank	**119-03-0-125.00**
356 Flushing Drive	2002 Richard Jones Rd. Ste 300A	
Nashville, TN 37211	Nashville TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Thomas W. Francescon, Sr., Donna M. Hall, Nina J. Farris, Sherry L. Francescon, Michael A. Francescon, and Pete H. Francescon, Jr.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle Nicole Brown, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land In Davidson County, Tennessee, Being Lot No. 87, on the plan of Glencliff Estates Subdivision, Section 5, as of record in Book 2133, Page 21, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot No. 87 fronts 110 feet on the Southeasterly side of Flushing Drive and extends back 211.9 feet on the Northeasterly line and 140 feet on the Southwesterly line to a dead line measuring 130 feet thereon.

Being the same property conveyed to Pete H. Francescon and wife, Evelyn Miller Francescon., by Warranty Deed from R. and R. Homes, Inc., a Corporation organized under the laws of the State of Tennessee of record in Book 2436, Page 213, Register's Office for Davidson County, Tennessee, dated June 10, 1955 and recorded on June 10, 1955.

Evelyn Miller Francescon died on or about December 26, 2013, leaving Pete H. Francescon as surviving tenant by the entirety. Pete H. Francescon died on or about August 20, 2020. His Last Will and Testament was admitted to probate and filed for entry on October 16, 2020 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 20P-1624. Pursuant to said Will, the residuary estate is divided among his children comprising all the grantors.

Thomas W. Francescon Sr., Executor, joins in the execution of this deed to establish his consent and to convey his interest in the subject property, if any, as such Executor.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 356 Flushing Drive, Nashville, TN 37211.

[signatures appear on the following pages]

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 30th day of November, 2020:

Thomas W. Francescon, Sr.

Thomas W. Francescon, Sr., Executor

STATE OF TENNESSEE)
)
COUNTY OF Hamilton)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Thomas W. Francescon, Sr., 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, at office, this the 30th day of November, 2020.

My Commission Expires: 3/24/24

Notary Public

SHANA TRUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON
MY COMM. EXP. MARCH 24, 2024

STATE OF TENNESSEE)
)
COUNTY OF Hamilton)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY EXECUTOR

Personally appeared before me, a Notary Public of said County and State, Thomas W. Francescon, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the Executor for the Estate of Pete H. Francescon, Sr., and that he/she executed the within instrument for the purposes therein contained by signing his/her name as such Executor.

Witness my hand, at office, this the 30th day of November, 2020.

My Commission Expires: 3/24/24

Notary Public

SHANA TRUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HAMILTON
MY COMM. EXP. MARCH 24, 2024

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 30th day of November, 2020:

Donna M. Hall

Donna M. Hall

STATE OF California)
)
COUNTY OF El Dorado)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Donna M. Hall, 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, at office, this the 24 day of November, 2020.

My Commission Expires: April 27, 2023

C Benzon

Notary Public

C. BENZON
Notary Public - California
El Dorado County
Commission # 2286624
My Comm. Expires Apr 27, 2023

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 25 MKC 30th day of November, 2020:

Nina J. Farris

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Nina J. Farris, 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, at office, this the 25th day of November, 2020.

My Commission Expires: 5/23/22

Notary Public



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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 30th day of November, 2020:

Sherry L. Francescon

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Sherry L. Francescon, 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, at office, this the 30th day of November, 2020.

My Commission Expires: 5/23/22

Notary Public

MELISSA CHISUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 25 MRC day of November, 2020:

Michael A. Francescon

Michael A. Francescon

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Michael A. Francescon, 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, at office, this the 25th day of November, 2020.

My Commission Expires: 5/23/22

Notary Public



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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF 25 th day of November, 2020:

Pete H. Francescon, Jr.

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Pete H. Francescon, Jr., 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, at office, this the 25th day of November, 2020.

My Commission Expires: 5/23/22

Notary Public



True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

Personally appeared before me, a notary public for this county and state, RYAN RAFOTH who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023