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

CRT File No. 201232031

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $480,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of December, 2020.

Notary Public
My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 543956 **DEEDWARR**
12/31/2020 12:38:49 PM 2 pgs
Fees: $13.00 Taxes: $1,776.00

20201231-0155106

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ruth Wren Franklin 228 Cherokee Station Dr Nashville, TN 37209	New Owner	Tax Parcel ID No. 103-04-0-346.01

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, **Anne Rist Jolly, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ruth Wren Franklin**, ("Grantee"), her 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(s) 86B, as shown on the map entitled Resubdivision of Lots No. 86 of West End Annex, of record in Plat Book 3500, page 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ANNE RIST HAHN, by deed from ANNIE J. HAWKINS and H. B. HAWKINS, of record in Book 9055, page 476 , dated July 23, 1993 , said Register's Office.

Anne Rist Hahn having since married and is now known as Anne Rist Jolly.

Said property was never the 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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 103-04-0-346.01.

Matters shown on the Plan of record in Plat Book 3500, page 119, said Register's Office.

This is improved property located at 4115 Utah Avenue Nashville TN 37209

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 31st day of December, 2020.

Anne Rist Jolly
Anne Rist Jolly

STATE OF Virginia)

COUNTY OF Albemarle)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anne Rist Jolly, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of December, 2020.

Katherine Thalmann-Joseph
Notary Public

My Commission Expires: 10/31/2023

KATHERINE THALMANN-JOSEPH
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCT. 31, 2023
COMMISSION # 7835549