Karen Johnson Davidson County
Batch# 551406 DEEDWARR
01/11/2021 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20210111-0004562

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2968TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 330,000.00.

Julie Baily
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of January, 2021.

Emily M. Dudley
Notary Public

Commission Expiration: 09-02-2024

EMILY MORGAN DUDLEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
James Robert McKenzie and Lisa Beth McKenzie 3720 Park Avenue Nashville, TN 37209	SAME AS NEW OWNER.	092 13 0 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Whitney Frankenfield, unmarried and Heather Frankenfield, unmarried,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **James Robert McKenzie and Lisa Beth McKenzie, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as 3720 Park Avenue Nashville, TN 37209, County of Davidson to wit:

Land in Davidson County, Tennessee, being the westerly part of Lot 10, Block 8 on the Map of Charlotte Park Company's Addition to Nashville, as of record in Book 57, Pages 160 and 161, Register's Office for said County. Said part of Lot 10 fronts 52 feet on the Northerly side of park avenue and runs back between lines 150 feet to an alley, measuring 61.98 thereof.

Being the same property conveyed to Whitney Frankenfield and Heather Frankenfiled, husband and wife, by deed from Whitney H. Schrader, unmarried, dated 07/08/2015 filed and recorded 07/31/2015 of record as Instrument No. 20150731-0075436, said Register's Office.

Tax Map and Parcel ID is as follows 092 13 0 050.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 3720 Park Avenue, Nashville, TN 37209

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 and assigns forever; and we do covenant with the said GRANTEES 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 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 7th day of January, 2021.

Whitney Frankenfield

Heather Frankenfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of January, 2021, before me personally appeared **Whitney Frankenfield and Heather Frankenfield**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 7th day of January, 2021.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023

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

