Karen Johnson Davidson County
Batch# 563739 DEEDWARR
01/29/2021 08:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20210129-0013035

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $ 290,000.00

Allen L. Brooks
Affiant Signature

Subscribed and sworn to before me on this the 22 day of January, 2021.

Notary Public
My Commission expires: March 8, 2021

A. H. LORNA McKENZIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

NAME AND ADDRESS OF PROPERTY OWNER:
ASHLY FRANKENTHOR
2702 Deerfield Dr, Nashville, TN 37208

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID: 08106005000

WARRANTY DEED

21NT00044

Effective the ___ day of January, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged,

ALLEN L. BROOKS, A MARRIED MAN

Hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

ASHLY FRANKENTHOR, AN UNMARRIED WOMAN

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Being Lot No. 58, on the Map of Cumberland Gardens, of record in Book 2900, Pages 3 and 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Allen L. Brooks, a married man, by Warranty Deed from Kelli Harris-Wright and Karen Harris-Russell, dated 04/16/2004 and recorded 05/28/2004 as Instrument No. 20040528-0063205, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2702 Deerfield Dr, Nashville, TN 37208

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 22 day of January, 2021.

Allen L. Brooks
ALLEN L. BROOKS

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **ALLEN L. BROOKS,** the within named bargainer with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 22 day of January, 2021.

A. H. LORNA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2021

Notary Public
My commission expires: March 8, 2021

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **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: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024