Karen Johnson Davidson County
Batch# 570428 DEEDWARR
02/08/2021 01:26:30 PM 3 pgs
Fees: $18.00 Taxes: $980.50
20210208-0017879

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-2022
(AFFIX SEAL)

W-SB-KW-20-0911

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joan Vinge **Joshua Frenkel and Carolyn Frenkel**	F+M Bank	
(NAME) **911 S 14th St**	(NAME) 10 Cadillac Dr. #100	**094-01-0-339.00**
(ADDRESS) **Nashville, TN 37206**	(ADDRESS) Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **PABLO M. HERNANDEZ, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOAN VINGE, MARRIED AND JOSHUA FRENKEL AND CAROLYN FRENKEL, HUSBAND AND WIFE, AS JOINT TENANTS,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 55, on the Plan of Section One, Revised, Shelby Heights, of record In Plat Book 2330, Page 171, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the Easterly side of South 14th Street and extends back 150 feet on the Northerly line and 142.6 feet on the Southerly line to a dead line measuring 67.6 feet.

Being the same property conveyed to Pablo M. Hernandez, unmarried by Warranty Deed from William G. Wallis of record in Instrument No. 20190722-0071749 Register's Office for Davidson County, Tennessee, dated July 22, 2019 and recorded on July 22, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- All matters shown on the Plan of record in Plat Book 2330, Page 171, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 2810, Page 475, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **911 S 14th St, Nashville, Tennessee 37206**.

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 hand(s) this the 5th DAY OF FEBRUARY, 2021.

Pablo M. Hernandez by John Gleaves
Attorney in Fact
Specific Power of Attorney, of record as Instrument NO. 202102080017878, RODC.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PABLO M. HERNANDEZ, and who acknowledged he/she/they executed the same as the free act and deed of the said PABLO M. HERNANDEZ.

Witness my hand and official seal, this the 9th of December, 2020.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Robert L. Scruggs, 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 Tennessee
County of Davidson

Personally appeared before me, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1.3.2022.