Karen Johnson Davidson County
Batch# 571412 DEEDWARR
02/09/2021 12:55:30 PM 4 pgs
Fees: $23.00 Taxes: $9,250.00
20210209-0018540

36012

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36012-12-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Mary Elizabeth Franklin Affiant Subscribed and sworn to before me this 5th day of February, 2021. Notary Public My Commission Expires: 3/6/24 GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Graham Mavar, Natalie Mavar 909 Overton Lea Road Nashville, TN 37220	**Send Tax Bills To:** New Owners 909 Overton Lea Rd Nashville TN 37220	**Tax Information:** Map and Parcel No.: 14606007200

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, **Mary Elizabeth Franklin, Trustee of The Mary Elizabeth Franklin Revocable Trust, As Amended and Restated u/a/d June 27, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Graham Mavar and Natalie Mavar, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 909 Overton Lea Road, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 5th day of February, 2021.

Mary Elizabeth Franklin, Trustee

Mary Elizabeth Franklin, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Elizabeth Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of The Mary Elizabeth Franklin Revocable Trust, as amended and restated u/a/d June 27, 2012, and as such Trustee, executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of February, 2021.

Notary Public

My Commission Expires: 10/2/2023

SUSAN M. CARROLL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 4 on the Plan of Bailey Subdivision, as of record in Plat Book 9700, page 440, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Elizabeth Franklin, Trustee of The Mary Elizabeth Franklin Revocable Trust, As Amended and Restated u/a/d June 27, 2012 by deed dated June 17, 2016 from Martha Braun, Trustee of the Martha Braun Revocable Trust Dated March 13, 2013 of record in Instrument No. 20160627-0065206, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 14606007200.
2. All matters appearing on the Plan of record as Plat Book 9700, page 440, Register's Office for Davidson County, Tennessee.
3. Subject to Kirkman Lane right-of-way, abandoned by City of Oak Hill with easements retained as shown on the Plan of record in Plat Book 9700, page 440, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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: October 2, 2023
Notary Seal:

