This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $385,000.00.

Affiant

Subscribed and sworn before me this the 5th day of March, 2021.

Notary Public
My commission expires: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
John Charles Ottenlips and Adrienne Franke 3506 Kennedy Ave Nashville, TN 37216	CapStar Bank 2002 Richard Jones Road, Ste A300 Nashville, TN 37215	072-03-0 235.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PAUL TENNISON, AN UNMARRIED MAN, HANNAH WOLFSHOHL AN UNMARRIED WOMAN,AND ERVIN WOLFSHOHL,A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ADRIENNE FRANKE, AN UNMARRIED WOMAN, AND JOHN CHARLES OTTENLIPS, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of "Resubdivision of Part of Lot No. 1, on the Map Showing Subdivision of Part of East Nashville Golf and Country Club Lands as recorded in Book 421, Pages 142, R. O. D. C. Tennessee," of record in Plat Book 6200, Page 152, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul Tennison, and Hannah Wolfshohl, husband and wife, and Ervin Wolfshohl, a married man, by deed dated 07/21/2016, from Amanda Roddy, an unmarried woman, and Thomas Anderson, an unmarried man, of record in Instrument No. 20160722-0075935, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3506 Kennedy Ave, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 3 day of March, 2021.

Hannah Wolfshohl

Paul Tennison

Ervin Wolfshohl by Hannah Wolfshohl, attorney-in-fact
Ervin Wolfshohl
BY: Hannah Wolfshohl as Attorney-in-Fact

Karen Johnson Davidson County
Batch# 586354 DEEDWARR
03/08/2021 10:28:11 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50

20210308-0029837

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Hannah Wolfshohl, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 5 day of March, 2021.

My commission expires: 9.6.22

Notary Public

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5 day of March, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared , Hannah Wolfshohl with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ervin Wolfshohl by Specific POWER OF ATTORNEY dated 02/24/2021, and who acknowledged that he executed the same as the free act and deed of Ervin Wolfshohl.

Witness my hand and official seal this 5 day of March, 2021.

My commission expires: 9.6.22

Notary Public

AUSTIN H ESTES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Paul Tennison, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of March, 2021.

My commission expires: 10.11.22

Michelle Martin
Notary Public

