RECORDING INFORMATION	STATE OF Tennessee) COUNTY OF Robertson)
Karen Johnson Davidson County Batch# 606633 DEEDWARR 04/05/2021 11:07:30 AM 3 pgs Fees: $18.00 Taxes: $810.30 20210405-0043844	The actual consideration for this transfer or value of property transferred (whichever is greater) is $219,000.00. Shelby mae morris Affiant Sworn to and subscribed before me this 31 day of March, 2021. Patti Robitaille Notary Public My Commission Expires: MARCH 01, 2023
THIS INSTRUMENT PREPARED BY: Webb Sanders PLLC 3037A Highway 31W, P.O. Box 887 White House, TN 37188	

STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY PATTI ROBITAILLE MY COMMISSION EXPIRES MARCH 01, 2023

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Shelby Mae Morris 3337 Towne Village Rd Antioch, TN 37013	Caliber Home Loans Inc. 1525 S. Belt Line Road Coppell, TX 75019	150-07-0-397.00

This Indenture is made on the 31st day of March, 2021, by and between **FORREST F. FRAKES AND FRANCES W FRAKES, HUSBAND AND WIFE** ("Grantor"), and **SHELBY MAE MORRIS AND JOSE CASTILLO, WIFE AND HUSBAND** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 378 on the Plan of Section Four-B, Towne Village of the Country of record in Plat Book 6250, Page 496, 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 Forrest F. Frakes, married by Warranty deed from Richard M. Weems and Candy Weems, husband and wife of record in Book 9033, page 677, Register's Office for Davidson County, Tennessee, dated July 29, 1996 and recorded on August 03, 1996.

This is improved property known as 3337 Towne Village Rd, Antioch, TN 37013.

This conveyance is being made subject to:

1. Taxes for the year 2021, and subsequent years, a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 6250, Page 496, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 6582, Page 568, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to

handicap but does not discriminate against handicapped persons.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 30 day of March, 2021.

GRANTOR:

Forrest F. Frakes

Frances W Frakes

STATE OF Tennessee)
COUNTY OF Coffee)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, FORREST F. FRAKES AND FRANCES W. FRAKES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of March, 2021.

Notary Public

My Commission Expires: 3-13-2024

MARY SCARLETT CARPENTER
STATE OF TENNESSEE NOTARY PUBLIC
COFFEE COUNTY

TRUE COPY CERTIFICATION

I, PATTI ROBITAILLE, 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.

Patti Robitaille

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, Gillian Kummer, a notary public for this county and state, PATTI ROBITAILLE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gillian B Kummer
Notary Public

My Commission Expires: October 18, 2022

GILLIAN BUCHANAN KUMMER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY