Karen Johnson Davidson County
Batch# 610825 DEEDWARR
04/08/2021 10:53:35 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20210408-0046840

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $280,000.00.

Amanda Birner
Affiant

Sworn to and subscribed before me this 7th day of April, 2021.

Notary Public
My Commission Expires: 10/26/24

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

CHRISTINE N MARON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Franklin Willis and Erica Willis	4232 Princess Lane	Owner	
4232 Princess Lane			**058-14-0-122.00**
Nashville, TN 37218	Nashville, TN 37218		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Enchanted Development LLC, a Tennessee limited liability company,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Franklin Willis and Erica Willis, Husband and Wife** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Gold Key Subdivision, Section III of record in Plat Book 6250, Page 595, 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 Lisa R. Willis, unmarried by Warranty deed from Cumberland Builders, Inc. of record in Book 7843, page 656, Register's Office for Davidson County, Tennessee, dated May 15, 1989 and recorded on May 18, 1989.

Being the same property conveyed to Lisa R. Frazier and husband, Jamie L. Frazier by Quitclaim deed from Lisa R. Willis, unmarried of record in Instrument No. 20011116-0125993 Register's Office for Davidson County, Tennessee, dated November 07, 2001 and recorded on November 16, 2001.

Being the same property conveyed to Enchanted Developments, LLC by Quitclaim deed from Lisa R. Frazier and husband, Jamie L. Frazier of record in Instrument No. 20130107-

0001845 Register's Office for Davidson County, Tennessee, dated December 28, 2012 and recorded on January 07, 2013.

Being the same property conveyed to Enchanted Developments, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Enchanted Development, LLC, Enchanted Developments, LLC, a Tennessee Limited Liability Company and James Frazier and wife, Lisa Frazier of record in Instrument No. 20151208-0123527 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on December 08, 2015.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2021, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 6250, Page 595, Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 7th day of April, 2021.

Enchanted Development LLC, a Tennessee limited liability company

BY: _____
James Frazier, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Frazier, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the Sole Member of Enchanted Development LLC, a Tennessee limited liability company, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained..

WITNESS my hand and official seal at Nashville, Tennessee, this the 7th day of April, 2021.



_____
NOTARY PUBLIC
My Commission Expires: 10/26/24