WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 648448 DEEDWARR
06/03/2021 09:46:30 AM 4 pgs
Fees: $23.00 Taxes: $6,105.00
20210603-0074384

THIS INSTRUMENT WAS PREPARED BY
Oak Lane Title, LLC, 130 Wilson Pike Circle, Brentwood, TN 37027

File No.: 21-042507

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Robert William Frank and Christy Lin Frank, husband and wife	Robert William Frank and Christy Lin Frank, husband and wife	129-12-0M-001.00-CO
(NAME) 113 Cheekwood Terrace	(NAME) 113 Cheekwood Terrace	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Six Hundred Fifty Thousand And No/100 Dollars ($1,650,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
JOEL MICHAEL TUBRE, A MARRIED MAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
ROBERT WILLIAM FRANK AND CHRISTY LIN FRANK, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land Davidson County, Tennessee, being Unit No. A of 115 Cheekwood Terrace Homes, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants, Conditions and Restrictions establishing 115 Cheekwood Terrace Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171102-0112410, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility

easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being a portion of the same property conveyed to Fair Lane Properties, LLC, a Tennessee Limited Liability Company by Warranty Deed from Build Nashville DB2, LLC, of record in Instrument No. 20170725-0075234, Register's Office for Davidson County, Tennessee, dated July 19, 2017 and recorded on July 25, 2017. (Value or consideration as shown in aforementioned Deed $695,250.00)

Being the same property conveyed to Joel Michael Tubre, a married man by Warranty deed from Fair Lane Properties LLC, a Tennessee limited liability company of record in Instrument No. 20200316-0028729 Register's Office for Davidson County, Tennessee, dated March 13, 2020 and recorded on March 16, 2020. (Value of consideration shown in aforementioned deed $1,495,000.00.) Being also known as 113 Cheekwood Terrace A Nashville, Tennessee 37205.

Subject to all easements, restrictions, and rights of way of record.

unimproved ☐
This is ☒ property, known as 113 Cheekwood Terrace, Nashville, TN 37205
improved

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 1264394

Witness our hands this 7th day of May, 2021.

Joel Michael Tubre

STATE OF ~~TENNESSEE~~ DAH Arizona

COUNTY OF Maricopa

On this 7th day of May, 20 21, before me personally appeared Joel Michael Tubre, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public

Printed Name: Deborah Anzlee Hart

Serial Number, if any: 584870

My Commission Expires: 07/14/2024

DEBORAH ANZLEE HART
Notary Public
My Comm. Expires Jul 14, 2024
MARICOPA COUNTY, ARIZONA

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, 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 executed and authenticated according to law.

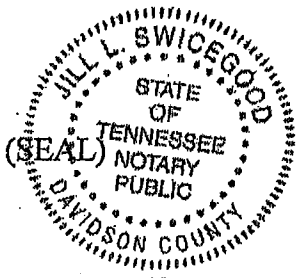
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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