Karen Johnson Davidson County
Batch# 659426 DEEDWARR
06/18/2021 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20210618-0082273

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-3597

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $393,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of June, 2021

Notary Public

Commission Expires: 9/6/2022

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Eric Davidson and Laura Davidson 1623 Stonewater Drive Nashville, TN 37076	Eric Davidson 1623 Stonewater Drive Nashville, TN 37076	097-02-0A-131.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Kendra Lang Frank, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Laura Ann Davidson and Eric Jon Davidson, 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 in Davidson County, Tennessee, being Lot No. 131 on the Plan of Villages of Riverwood, Section One, Phase 2A, of record in Instrument No. 20110401-0025117, Surveyors Certificate of Correction of record in Instrument No. 20110510-0035925, Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.
Being the same property conveyed to Kendra S. Lang, unmarried by Warranty deed from Alicia Booker and husband, Andrew Booker of record in Instrument No. 20150618-0058441 Register's Office for Davidson County, Tennessee, dated June 15, 2015 and recorded on June 18, 2015. Kendra S. Lang having since married and is now known as Kendra Lang Frank. Timothy Frank hereby joins in the execution of this deed to convey any and all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 1623 Stonewater Drive, Nashville, TN 37076

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 so 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.

Dated this the 9th day of June, 2021.

Kendra Lang Frank

Timothy Frank

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kendra Lang Frank and Timothy Frank** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of June, 2021.

Notary Public
My Commission Expires: 4/16/2022

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

(Notary Seal)

True Copy Certification

I, James Cobb, 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.

Signature

State of Tennessee

County of Knox

Personally appeared before me, ~~[Name of Notary]~~ Monica Politte, a notary public for this county and state, [~~name of person making certification~~ James Cobb] 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: Oct. 2, 2021

Notary' Seal (if on paper)

MONICA C. POLITTE
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY