THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210535163**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $752,000.00. Affiant ibed and sworn to before me, this 25th day of 021. Public My Commission Expires: 1-625

Karen Johnson Davidson County
Batch# 666141 DEEDWARR
06/28/2021 10:05:53 AM 2 pgs
Fees: $13.00 Taxes: $2,782.40

20210628-0087014

STATE OF TENNESSEE NOTARY PUBLIC CATHERINE CLEARMAN DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Frankl 2608 Woodlawn Drive Nashville TN 37212	Churchill Mtg 1749 Mallory Lane Ste. 100 Brentwood, TN 37027	Tax Parcel ID No. 104 15 0 365.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sue Mather, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Frankl**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 50 feet of the Southerly one-half of Lot No. 21 on the Plan of Belair in Plat Book 332, Page 6, said Register's Office.

Said Lot fronts 50 feet on the Northerly side of Belair Avenue, now Woodlawn Drive, and runs back between parallel lines 192 feet to a line in the rear on which it measures 50 feet thereon.

Being the same property conveyed to Raymond J. Council and wife, Sue R. Council, as tenants by the entirety with the right of survivorship, by Quitclaim Deed from Raymond J. Council and Mary Sue Raisner Kite (now Council), of record in Book 6724, Page 182, in the Register's Office of Davidson County, Tennessee, dated October 06, 1985 and recorded on December 03, 1985. The said Raymond J. Council is having since died on August 11, 1999 in Davidson County, Tennessee leaving Sue R. Council as sole tenant by the entirety. The said Sue R. Council having since married and is now known as Sue Mather. Herb Mather joins in this conveyance for the purpose of conveying all right, Title, and interest he may have in and to the above described property as Souse of Sue Mather.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belair, as recorded in Plat Book 332, Page(s) 6.

This is improved property located at 2608 Woodlawn Drive Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25th day of June, 2021.

Sue Mather by Jonathan Harris as Attorney-in-fact Herb Mather by Jonathan Harris as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Sue Mather and Herb Mather and that he is authorized by Sue Mather and Herb Mather to execute this instrument on their behalf.

Witness my hand, at office, this 25th day of June, 2021.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023