Karen Johnson Davidson County
Batch# 684571 DEEDWARR
07/27/2021 12:53:30 PM 4 pgs
Fees: $23.00 Taxes: $998.63
20210727-0100828

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr #290
Brentwood, TN 37027
B-21-4784

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 22nd ~~day~~ 23rd day of July, 2021

Eliza Whitfield
Notary Public

Commission Expires: 5-5-2025

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Marijana Bjelic 1638 54th Avenue North #216 Nashville, TN 37209	First Bank Mortgage 722 Columbia Ave Franklin, TN 37064	091-03-0C-050.00-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,

Scott D. Frantz and Seta K. Frantz as Co-Trustees of the Scoot D Frantz and Seta K, Frantz Joint Revocable Trust dated June 29, 2018, together with Madison K. Frantz, a single woman, as tenants in common with rights of survivorship

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

Marijana Bjelic, An unmarried woman

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, Unit 216, of the Silo House, a Condominium, as established in Master Deed of record at Instrument No. 20180709-0066264, Scrivener's Affidavit of record at Instrument No. 20180724-0072254, as amended at Instrument No. 20180815-0080500, in Instrument No. 201911008-0115784, and in Instrument No. 20200203-0012223, in the Register's Office of Davidson, Tennessee, to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Silo House, LLC, a Tennessee limited liability company by Warranty deed from R Manuel - Centennial, a Tennessee general

partnership of record in Instrument No. 20180627-0062239 Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded on June 27, 2018.

Being the same property conveyed to Seta Frantz and Scott Frantz, wife and husband by Warranty deed from Silo house, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200325-0032219 Register's Office for Davidson County, Tennessee, dated March 20, 2020 and recorded on March 25, 2020.

Being the same property conveyed to Scott D. Frantz and Seta K. Frantz as co-trustees of the Scott D. Frantz and Seta K. Frantz joint revocable trust dated June 29, 2018, together with Madison K. Frantz, a single woman, as tenants in common with rights of survivorship by Quitclaim deed from Seta Frantz and Scott Frantz, wife and husband of record in Instrument No. 20200409-0037669 Register's Office for Davidson County, Tennessee, dated April 01, 2020 and recorded on April 09, 2020.

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: 1638 54th Avenue North #216, Nashville, TN 37209

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 22nd day of July, 2021.

Scott D. Frantz

Seta K. Frantz

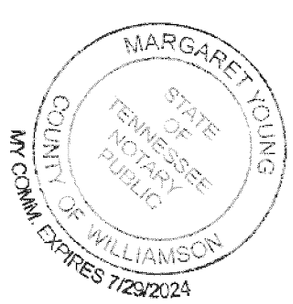
Madison K. Frantz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Scott D. Frantz, Seta K. Frantz, and Madison K. Frantz** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22nd day of July, 2021.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/26/2021 (date ~~of document~~).

Affiant Signature

07/26/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 26th day of July 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL