Karen Johnson Davidson County
Batch# 691263 DEEDWARR
08/05/2021 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $3,126.50
20210805-0105300

WARRANTY DEED

HOWE-H21281

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $845,000.00 .

Carmen Coats
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd DAY OF ~~July~~ August, 2021.

(Affix Seal)

Notary Public

My Commission Expires: 5-5-2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Howe and Gina Piccalo Howe, husband and wife	United Wholesale Mortgage LLC	084-01-0G-001.00-CO
2627A Airpark Drive	585 South Blvd E	
Nashville, TN 37206	Pontiac, MI 48341	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, LESLIE FRAM AND LANNY WEST, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL HOWE AND GINA PICCALO HOWE, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Element at Airpark Drive II, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160902-0092899, as amended in at Instrument No. 20180423-0038148, and being shown on Plat attached hereto as Exhibit "B" 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 Leslie Fram and Lanny West, wife and husband from Woodland Street Partners, LLC, a Tennessee limited liability company by Warranty Deed dated 9/21/18 and filed for record on 9/21/18 in Instrument Number 20180921-0093977, in Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 2627A Airpark Drive, Nashville, Tennessee 37206 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

Witness my/our hand(s) this 30th day of July, 2021 :

Leslie Fram

Lanny West

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named LESLIE FRAM AND LANNY WEST, the bargainor(s), 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 Sumner County, Tennessee, this 30th day of July, 2021.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

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 08/04/2021 (date ~~of document~~).

Affiant Signature

08/04/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 4th day of August, 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