Karen Johnson Davidson County
Batch# 721123 DEEDWARR
09/22/2021 08:37:30 AM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20210922-0127018

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of September, 2021.

Notary Public
MY COMMISSION EXPIRES:
File No. G21-13664

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2023

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Francesca G. Wolf and Aaron Deter-Wolf (NAME)	MOVEMENT MTG, LLC (NAME)	073-10-0-033
1108 Chapel Ave. (STREET ADDRESS)	8024 CALVIN HALL ROAD (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	INDIAN LAND, SC 29707 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **David J. Frank and Ariadne T. Reynolds, Co-Trustees of The Reynolds Frank September 2020 Family Trust dated September 23, 2020,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Francesca G. Wolf and Aaron Deter-Wolf, wife and husband,** 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. 55 on the plan of MOSS ROSE ESTATES, as shown by plat of record in Plat Book 4860, Page 112, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David Frank, Trustee of The Reynolds Frank September 2020 Family Trust by Quitclaim Deed dated November 11, 2020, recorded December 1, 2020, in Instrument Number 20201201-0139167, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2504 McGinnis Dr, Nashville, TN 37216.

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. Whenever 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 14th day of September, 2021.

The Reynolds Frank September 2020 Family Trust dated September 23, 2020

By: _____
David J. Frank, Co-Trustee

By: _____
Ariadne T. Reynolds, Co-Trustee

STATE OF _____
COUNTY OF _____

On this 14th day of September, 2021, before me personally appeared David J. Frank and Ariadne T. Reynolds, Co-Trustees of The Reynolds Frank September 2020 Family Trust dated September 23, 2020, 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's (or persons') free act and deed.

Witness my hand, at office, this 14th day of September, 2021.

_____ See attached certificate.
Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On 9/13/2021 before me, Vanessa Garza, Notary Public
(insert name and title of the officer)

personally appeared David J. Frank and Ariadne T. Reynolds,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

VANESSA GARZA
Notary Public - California
Orange County
Commission # 2276749
My Comm. Expires Feb 5, 2023

Signature V. Garza (Seal)

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 09/20/2021 (date ~~of document~~).

Affiant Signature

09/20/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 20th day of September, 2021.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025