Prepared by:

5 Star Title of TN, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 737144 DEEDWARR
10/15/2021 09:03:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20211015-0138671

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this 8th day of October, 2021.

Notary Public
My Commission Expires: 3.3.2025

2021-115

Address of New Owner:	Send Tax Bills to:	Tax Information:
GARDWILL, LLC and NORTHFORK TN, LLC	new owner	
208 Icey Ct	208 Icey Ct	072-13-0-456.00
Brentwood TN 37027	Brentwood TN 37027	

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, we

Cynthia Ann Franklin, married

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

GARDWILL LLC, a Tennessee limited liability company, and NORTHFORK TN, LLC, a Tennessee limited liability company,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Irvington of record in Plat Book 843, Page 60, 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 Cynthia Ann Franklin, married by Warranty deed from R. David Lee, married of record in Instrument No. 20120517-0042951 Register's Office for Davidson County, Tennessee, dated May 14, 2012 and recorded on May 17, 2012.

This conveyance is subject to any and all restrictions and easements of record.

This property is neither the principal residence of the Grantor, her spouse, nor any of her dependents.

This is unimproved property located at 953 Cahal Ave., Nashville, TN 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 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. 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 our hands this 8th day of October, 2021.

Cynthia Ann Franklin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Cynthia Ann Franklin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN this 8th day of October, 2021.

Notary Public at Large

My Commission Expires:2/20/2023

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Nemore White, 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 10/8/21.

Affiant Signature

10/8/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 8th day of October, 2021.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 7-8-22