Karen Johnson Davidson County
Batch# 737720 DEEDWARR
10/15/2021 11:30:30 AM 4 pgs
Fees: $23.00 Taxes: $14,060.00
20211015-0138918

36623

Name and Address of New Owner:
Larry Tate and Hillary Tate
5262 Granny White Trace
Nashville, TN 37220

Send Tax Bills To:

New Owner
5262 Granny White Trace
Nashville, TN 37220

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 145-00-0-163.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Justin C. Franks and wife Wylie P. Franks**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Larry Tate and Hillary Tate, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 7 on the Final Subdivision Plat of The Reserve at Radnor Lake, of record in Instrument No. 20080327-0030965, as amended in Instrument No. 20130829-0091392, 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 Justin C. Franks and wife, Wylie P. Franks by Quitclaim Deed from Encore Construction, LLC, a Tennessee limited liability company, of record in Instrument No. 20171115-0117588 Register's Office for Davidson County, Tennessee, dated November 09, 2017 and recorded on November 15, 2017.

Being also known as 5262 Granny White Trace, Nashville, Tennessee 37220.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN

INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs, and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of October, 2021.

_____(SEAL)
Wylie Pamela Franks

_____(SEAL)
Justin Crockett Franks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Wylie Pamela Franks and Justin Crockett Franks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of October, 2021.

SARAH LILLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Public
My commission expires: 5-5-2025

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Alice J. Stewart
(Affiant)

Sworn to and subscribed before me this
7th day of October, 2021.

Notary Public
My commission expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. ST-21-281

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 10/7/2021.

George E. Mudter, Jr.
Dated 10/7/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 10/7/2021

My commission expires 10/2/2023

