Karen Johnson Davidson County
Batch# 748016 DEEDWARR
11/02/2021 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,003.44
20211102-0146789

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF October, 20 21

Notary Public

MY COMMISSION EXPIRES: 1-6-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ezra Equity, LLC	new owner	
(NAME) 1109 Woodland	(NAME) P.O. Box 60190	04115009000
(ADDRESS) PO Box 60190	(ADDRESS)	
(CITY) Nashville (STATE) TN (ZIP) 37206	(CITY) Nashville (STATE) TN (ZIP) 37206	

FOR AND 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, **David J. Frank and Ariadne T. Reynold, Trustees of The Reynolds Frank September 2020 Family Trust**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ezra Equity, LLC, A Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1, on the plan of Tuckahoe Square, of record in Book 6250, Page 303, Register's Office for said County, to which plan eference is hereby made for a more complete description. Being the same more or less, but subject to all legal highways.

Being the same property conveyed to David Frank, Trustee of THE REYNOLDS FRANK SEPTEMBER 2020 FAMILY TRUST, by virtue of that certain Quit Claim Deed dated November 11, 2020, and being of record at Instrument No. 20201201-0139169, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 200 Tuckahoe Sq W Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 25th day of October, 2021.

David J Frank and Ariadne T. Reynolds, Trustees of THE REYNOLDS FRANK SEPTEMBER 2020 FAMILY TRUST

By: David J Frank, Trustee

By: ~~Adriadine~~ T. Reynolds, Trustee

AR Ariadne

CALIFORNIA NOTARY ACKNOWLEDGEMENT

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 Oct 25, 2021 before me, Geovanni L. Benitez Notary Public (insert name and title of the officer), personally appeared David J Frank, Trustee & Ariadne T. Reynolds, Trustee, 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.

Signature _____ (Seal)

GEOVANNI L. BENITEZ
Comm. No. 2327840
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Exp. MAY 9, 2024

Certificate of Authenticity

I, Holly A Mason, 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 10-28-21.

Affiant Signature

10/28/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 28th day of October, 2021.

Notary's Signature (Notary Seal)

My Commission Expires: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY