Karen Johnson Davidson County
Batch# 759413 DEEDWARR
11/23/2021 08:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20211123-0155174

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Chloe Brackett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME.
THIS THE 20th day of October, 2021.

Margaret E Bailey
Notary Public
MY COMMISSION EXPIRES: 01-25-2023
File No. G21-13949

MARGARET E BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Neshelle Thaxton (NAME)	(NAME) Southwest Funding LP	043-14-0-132.00
1055 Sturdivant Dr. (STREET ADDRESS)	(STREET ADDRESS) 13150 Co H Rd Suite 100	
Clarksville, TN 37042 (CITY) (STATE) (ZIP)	Dallas, TX 75240 (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 **Neshelle Thaxton**, 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:

Being parts of the South parts of Lots 9 through 17 inclusive of Block A on the Plan of Yowell Place of record in Plat Book 974, Page 61, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Said parts of the south parts of Lots 9 through 17 fronts 95 feet on the Westerly side of Hillcrest Drive and run back between lines 236.8 feet on the northerly parts of said Lots, and 245 feet on the southerly side along a 5-foot strip between said parts of said Lots, and the northerly line of Lot 18 on said plan; to a line at the rear measuring 81 feet thereon which rear line is part of the easterly line of Lot 8 on said plan.

Being the same property conveyed to David Frank, Trustees of The Reynolds Frank September 2020 Family Trust by Deed dated November 11, 2020, recorded December 1, 2020, in Instrument Number 20201201-0139168, in the Register's Office of Davidson County, Tennessee.

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

The 2021 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 114C Hillcrest Drive, Madison, TN 37115.

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 20th day of October, 2021.

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

By: _____, Co Trustee
David J. Frank, Co-Trustee

By: _____, co-trustee
Ariadne T. Reynolds, Co-Trustee

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named David J. Frank and Ariadne T. Reynolds, Co-Trustees of The Reynolds Frank September 2020 Family Trust dated September 23, 2020, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of October, 2021.

_____
Notary Public

My Commission Expires: April 11, 2022

CLAUDIA E. CLEMENS
COMM. # 2236165
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
MY COMM. EXP. APR. 11, 2022

PREPARED BY AND RETURN TO:

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

TRUE COPY CERTIFICATION

I, Margaret E. Bailey, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 10.20.21.

Margaret E Bailey

10.21.21
Date

State of TENNESSEE
County of HAMILTON

Sworn and subscribed before me this 21st day of October, 2021.

Notary Public

JOHN DOBARD
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY