Karen Johnson Davidson County
Batch# 775076 DEEDWARR
12/16/2021 02:29:59 PM 2 pgs
Fees: $13.00 Taxes: $980.50
20211216-0166611

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF DECEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

BS-C4K-21-2636

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
ARA Investment Group, LLC	New Owner	
(NAME)	(NAME)	**149-04-0-195.00**
2636 Ravine Drive	1004 Stonefarm Trl	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **STEVEN FRANKENFIELD,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ARA INVESTMENT GROUP, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 349 on the Plan of Edge-O-Lake Estates, Section IX, as of record in the Book 3700, Page 131, Register's Office for said County.

Lot No. 349 fronts 80.0 feet on the northerly margin of Ravine Drive and extends back between lines measuring 134.35 feet on the westerly line and 170.03 feet on the easterly line to a line in the rear measuring 87.59 feet thereon.

Being the same property conveyed to Kurtis D. Frankenfield and wife, Cindy J. Frankenfield by Warranty Deed from Curtis L. Wilkes and wife, Patricia E. Wilkes of record in Book 6757, Page 755, Register's Office for Davidson County, Tennessee, dated January 06, 1986 and recorded on January 08, 1986. (Value or consideration shown in aforementioned deed $65,000.00.)

Being the same property conveyed to Cynthia Lou Frankenfield by Quitclaim Deed from Kurtis D. Frankenfield of record in Book 9654, Page 839, Register's Office for Davidson County, Tennessee, dated April 26, 1995 and recorded on April 26, 1995.

The said Cynthia Lou Frankenfield having since died on October 20, 2018

Being the same property conveyed to Steven Frankenfield, a single man by Quitclaim Deed from Estate of Cynthia Lou (Frankenfield) Conaway of record in Instrument No. 20190718-0070533 Register's Office for Davidson County, Tennessee, dated June 17, 2019 and recorded on July 18, 2019.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page 131, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4145, Page 195, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2636 Ravine Drive, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 13th DAY OF DECEMBER, 2021.

Steven Frankenfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVEN FRANKENFIELD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th of December, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212