# WARRANTY DEED

Karen Johnson Davidson County
Batch# 781411 DEEDWARR
12/29/2021 11:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20211229-0171221

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $310,000.00.

*Affiant*

Subscribed and sworn to me on 12/20/21.

NOTARY PUBLIC
My Commission Expires:

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Timothy David Franklin<br>705 Bixler Ave<br>Madison, TN 37115 | New owner | 043-050-094.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, FML Properties General Partnership, a Tennessee general partnership, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Timothy David Franklin, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 11, Block "D' on the Map of Crestview Estates, as shown on plat of record in Book 843, page 81, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.
>
> Said northerly one-half of Lot No. 11 front 50.5 feet on the westerly side of Bixler Avenue and runs back between parallel lines, 192.5 feet to a dead line.
>
> Being the same property conveyed to Etta D. Dorang by Deed from Mark Morris and Kelley Morris, dated May 12, 2015 and filed of record in Instrument No. 20150514-0044287, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty Deed from Etta D. Dorang, dated March 11, 2021, of record in Instrument No. 20210322-0037459, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to FML Properties by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated March 11, 2021 and recorded March 22, 2021, of record in Instrument No. 20210322-037725, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 705 Bixler Ave, Madison, Tennessee 37115.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 12/20/21.

FML Properties General Partnership

By: Dax McCall
Its: Partner

By: Ernie Luecke
Its: Partner

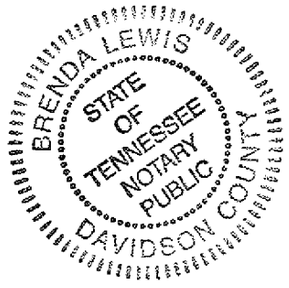
**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Dax McCall, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Partner of FML Properties General Partnership, the within named bargainor, and that he, as such Partner, executed the foregoing instrument for the purposes therein contained, by signing for FML Properties General Partnership by himself as Partner.

Witness my hand and official seal on 12/20/21

NOTARY PUBLIC

My Commission Expires: 9-8-2025



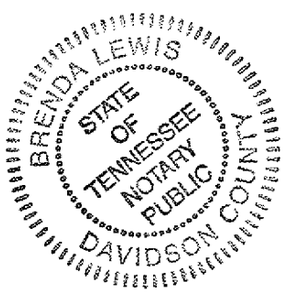

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Ernie Luecke, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Partner of FML Properties General Partnership, the within named bargainor, and that he, as such Partner, executed the foregoing instrument for the purposes therein contained, by signing for FML Properties General Partnership by himself as Partner.

Witness my hand and official seal on 12/20/21

NOTARY PUBLIC

My Commission Expires: 9-8-2025



# Certificate of Authenticity

I, Joshua A. Terry, 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 12/20/21.

Affiant Signature

12/21/21

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/21/21.

Notary Public

My Commission Expires: 5-23-23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON