WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 320,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of January, 2022.

Notary Public

COMMISSION EXPIRES: _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 807000 DEEDWARR
02/16/2022 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20220216-0018302

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phil Targun Megan Targun	New owner	094-01-0-339
(NAME)	(NAME)	
911 South 14th Street	2109 Natchez Trace	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Joan Vinge, a married woman and Joshua Frenkel and Carolyn Frenkel, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phil Targun and Megan Targun, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A 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. 55 on the Plan of Section One, Revised, Shelby Heights, of record in Plat Book 2330, page 171, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot fronts 50 feet on the easterly side of South 14th Street and extends back 150 feet on the northerly line and 142.6 feet on the southerly line to a dead line measuring 67.6 feet.

Being the same property conveyed to Joan Vinge, married and Joshua Frenkel and Carolyn Frenkel, husband and wife, as joint tenants by Warranty Deed from Pablo M. Hernandez, unmarried, filed for record on February 8, 2021 as Instrument No. 20210208-0017879, Register's Office for Davidson County, Tennessee.

This property was not a maritasl status property for Joan Vinge..

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 911 South 14th Street (House Number) (Street) _____ (P.O. Address) Nashville, TN (City or Town)(State) 37206 (Postal Zip)

File No.: 5211-21
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, 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 our hands this 4th day of January, 2022.

Joan Vinge by Carolyn Frenkel Attorney in Fact
Joan Vinge
By: Carolyn Frenkel, Attorney in Fact

Joshua Frenkel by Carolyn Frenkel Attorney in Fact
Joshua Frenkel
By: Carolyn Frenkel, Attorney in Fact

Carolyn Frenkel
Carolyn Frenkel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **Carolyn Frenkel** to me known (or proved to me on the basis of satisfactory evidence, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Joan Vinge and Joshua Frenkel,** and acknowledged that she executed the same as the free act and deed on behalf of **Joan Vinge and Joshua Frenkel.**

WITNSS my hand and seal this 4th day of January 2022.

Notary Public

My Commission Expires: 9-8-2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Carolyn Frenkel,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 4th day of January, 2022.

Notary Public

My Commission Expires: 9-8-2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, Emily Manno, 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 1/4/22.

Date

Affiant Signature

1/4/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 4 day of January, 2022.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON