# WARRANTY DEED

Karen Johnson Davidson County
Batch# 827379 DEEDWARR
03/23/2022 03:31:30 PM 3 pgs
Fees: $18.00 Taxes: $6,290.00
20220323-0033676

File #22-KA-1211-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF March, 2022.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **The Larry Frank and Marla Meyer Frank Living Trust** | **Same as New Owner** | |
| (NAME) | (NAME) | **118-01-0-077.00** |
| **1211 Paris Avenue** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37212** | | |
| (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, **C LOY CARNEY, TRUSTEE OF THE BENJAMIN PEARL REVOCABLE TRUST DATED JULY 17, 2018,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LARRY FRANK AND MARLA MEYER FRANK, TRUSTEES OF THE LARRY FRANK AND MARLA MEYER FRANK LIVING TRUST UNDER AGREEMENT DATED OCTOBER 28, 2020** 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. 72 on the Plan of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nathan Keith, Trustee of the Benjamin Pearl Revocable Trust Dated July 17, 2018 by Warranty deed from Miranda Whitcomb Pontes, a single person of record in Instrument No. 20180723-0071711 Register's Office for Davidson County, Tennessee, dated July 20, 2018 and recorded on July 23, 2018.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years.
* Plan of record in Plat Book 332, Page 10, Register's Office for Davidson County, Tennessee.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1211 Paris Avenue, Nashville, TN 37212**.

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 15th day of March, 2022.

Pearl Benjamin Revocable Trust

By: _____
C. Loy Carney, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared C LOY CARNEY, Trustee of The Benjamin Pearl Revocable Trust Dated July 17, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of March, 2022.

_____
Notary Signature
My commission expires:




**RETURN TO:**
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

**True Copy Certification**

I, **Kaz Arbogast,** 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 this the 15th day of March, 2022.

Affiant Signature
Date 03/15/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 15th day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

