WARRANTY DEED

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

G-P-22-1003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00.

Tracy Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF APRIL, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-12-24

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

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

Karen Johnson Davidson County
Batch# 836068 DEEDWARR
04/07/2022 11:33:31 AM 2 pgs
Fees: $13.00 Taxes: $7,400.00

20220407-0040485

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
The Larry Frank and Marla Meyer Frank Living Trust under agreement dated October 28, 2020	**Same as New Owner**	
(NAME)	(NAME)	**118-01-0-197.00**
1003 Gilmore Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **LINDA M. SHEPHERD, TRUSTEE OF THE 11:11 TRUST DATED JANUARY 14, 2020,** 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. 75 on the Plan of Montrose Place, of record in Plat Book 57, Page 93, 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 James Yetton, a married man by Warranty deed from Castleridge Properties, LLC of record in Instrument No. 20120314-0021885 Register's Office for Davidson County, Tennessee, dated February 15, 2012 and recorded on March 14, 2012.

Being the same property conveyed to Linda M. Shepherd Trustee of The Table 61 Trust dated November 11, 2014 by Quit Claim deed from Nathan James Yetton of record in Instrument No. 20141112-0103994 Register's Office for Davidson County, Tennessee, dated November 11, 2014 and recorded on November 12, 2014 and Affidavit of Scrivener's Error Recorded in Instrument No.20180611-0055893

Being the same property conveyed to Linda M. Shepherd,Trustee of The 11:11 Trust Dated January 14, 2020 by Quit Claim deed from Linda M. Shepherd Trustee of The Table 61 Trust dated November 11, 2014 of record in Instrument No. 20210115-0007168 Register's Office for Davidson County, Tennessee, dated January 14, 2021 and recorded on January 15, 2021.

Being the same property conveyed to Linda M. Shepherd, Trustee of The 11:11 Trust Dated January 14, 2020 by Quit Claim deed from Nathan James Yetton a/k/a Nathan J. Yetton of record in Instrument No. 20210330-0041260 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 30, 2021.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20111214-0097202, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1003 Gilmore Avenue, Nashville, Tennessee 37204**.

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 6th DAY OF APRIL, 2022.

The 11:11 Trust Dated January 14, 2020

BY: _____, Trustee

Linda M. Shepard
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA M. SHEPARD, TRUSTEE of THE 11:11 TRUST DATED JANUARY 14, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th of April, 2022.

_____
Notary Public
My Commission Expires: 5-7-22
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2022

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