Karen Johnson Davidson County
Batch# 836145 DEEDQC
04/07/2022 01:50:30 PM 8 pgs
Fees: $43.00 Taxes: $1,979.50
20220407-0040602

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JANICE GAIL FRANKS
521 FARMER ROAD
EAGLEVILLE, TN 37060

OWNER (SEND TAX BILLS TO):

JANICE GAIL FRANKS
521 FARMER ROAD
EAGLEVILLE, TN 37060

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED THIRTY-THREE THOUSAND THREE-HUNDRED AND THIRTY FOUR AND 00/100 Dollars ($533,334.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JANICE GAIL FRANKS, a married woman, whose address is 521 Farmer Road, Eagleville, TN 37060, KENNETH DALE HALL, an unmarried man, whose address is 201 Walcott Drive, Nashville, TN 37214, and ALAN PERRY HALL, a married man, whose address is 17444 Oak Forest Cv., Mabelvale, AR 72103 (together herein, "Grantor"), hereby bargains, sells, remises, releases, quit claims and conveys to JANICE GAIL FRANKS, a married woman (herein, "Grantee"), whose address is 521 Farmer Road, Eagleville, TN 37060, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 201 Walcott Drive, Nashville, TN 37214

[Signatures contained on the following pages]

FILE# CF-TN-203454

PIN NO: 085 14 0 023.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 17th day of March, 2022

GRANTOR:

Janice Gail Franks
JANICE GAIL FRANKS

STATE OF Tennessee
COUNTY OF Bedford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, JANICE GAIL FRANKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of March, 2022

[Affix Notary Seal]

DIONNE CARVER
TENNESSEE NOTARY PUBLIC
My Comm Exp. Dec 21, 2024
COUNTY OF WILLIAMSON

SIGNATURE OF NOTARY PUBLIC
My commission expires: 12/21/2024 DC

GRANTOR:

Kenneth Dale Hall
KENNETH DALE HALL

STATE OF TN
COUNTY OF Marshall

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, KENNETH DALE HALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12 day of March, 2022

[Affix Notary Seal]

JENITA DAUGHRITY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

Jenita Daughrity
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-25-23

GRANTOR:

Alan P. Hall
ALAN PERRY HALL

STATE OF Arkansas
COUNTY OF Pulaski

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ALAN PERRY HALL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of March, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 10/27/2027

SARAH TURNER
COMM. EXP.
10-27-2027
No. 12702807
FAULKNER
COUNTY
NOTARY PUBLIC - ARKANSAS

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Marshall

The actual consideration for this transfer is FIVE HUNDRED THIRTY-FIVE THOUSAND AND 00/100 Dollars ($535,000.00).

Grantee:

Grantee signature: Janice Gail Franks
JANICE GAIL FRANKS

Subscribed and sworn to under oath before me, this 15th day of March, 2022 by JANICE GAIL FRANKS.

[Affix Notary Seal]

JENITA DAUGHRITY
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-25-23

EXHIBIT A

[Legal Description]

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Davidson, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND SITUATED IN THE 14TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING PART OF PARCEL 08514002300 AND ALL OF PARCELS 08514002200 & 08514002400 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

BEGINNING AT A CONCRETE MONUMENT (OLD) IN THE WESTERLY TERMINUS OF WALCOTT DRIVE, SAID MONUMENT ALSO BEING THE NORTHWEST CORNER OF LOT 5 ON THE PLAT ENTITLED STANFORD COUNTY CLUB ESTATES OF RECORD IN PLAT BOOK 2900, PAGE 50, R.O.D.C.;

THENCE, WITH THE LINE OF LOT 5 SOUTH 34°47'22" EAST, A DISTANCE OF 241.45 FEET TO AN IRON ROD (NEW);

THENCE, WITH THE NORTHERLY LINE OF BMCH TENNESSEE, LLC, OF RECORD IN INSTRUMENT NUMBERS 201711030113026 AND 201711030112995, R.O.D.C., SOUTH 57°59'05" WEST, A DISTANCE OF 379.01 FEET TO AN IRON ROD (NEW);

THENCE, ALONG THE EASTERLY LINE OF BMCH TENNESSEE, LLC OF RECORD IN INSTRUMENT 20171103-0113016 , R.O.D.C. THE NEXT TWO (2 CALLS);

THENCE, NORTH 32°25'22" WEST, A DISTANCE OF 213.30 FEET TO AN IRON ROD (OLD);

THENCE, NORTH 32°36'16" WEST, A DISTANCE OF 516.19 FEET TO AN IRON ROD (OLD) ON THE BANK OF THE STONES RIVER;

THENCE, ALONG THE STONES RIVER NORTH 11°39'15" EAST, A DISTANCE OF 483.07 FEET TO A SYCAMORE TREE;

THENCE, ALONG THE WESTERLY LINE OF GREG PAGE OF RECORD IN INSTRUMENT 20150331-0027458, R.O.D.C. AND PARCEL "A" RESERVED AS SHOWN ON SAID STANFORD COUNTRY CLUB ESTATES SOUTH 34°47'22" EAST, A DISTANCE OF 838.35 FEET TO THE POINT OF BEGINNING, CONTAINING AN AREA OF 327,100 SQUARE FEET OR 7.51 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JANICE GAIL FRANKS, KENNETH DALE HALL AND ALAN PERRY HALL BY EXECUTOR WARRANTY DEED FROM JANICE GAIL FRANKS AS THE EXECUTRIX OF THE ESTATE OF JOHN WILLIAM HALL, DATED JULY 21, 2011 AND RECORDED AS INSTRUMENT NO. 20110802-0059392 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND BY SPECIAL WARRANTY DEED FROM ALAN PERRY HALL AND WIFE, LOIS EILEEN HALL DATED , 2017 AND RECORDED AS INSTRUMENT NO. 201805080044000 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND BY SPECIAL WARRANTY DEED FROM SUSAN GENTRY TARPY DATED , 2017 AND RECORDED AS INSTRUMENT NO. 201805080043994 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SAID PROPERTY IS CONVEYED SUBJECT TO ALL SUCH EASEMENTS, LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT SAID PARCELS, AS SO COMBINED.

TRACT II

PARCEL "A" RESERVED AND TRACT III LOT 28, BOTH BEING SHOWN ON PLAT OF STANFORD TENNESSEE RECORDED IN BOOK 2900 PAGE 50. REGISTER'S OFFICE OF SAID COUNTY

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

BEING THE SAME PROPERTY CONVEYED TO JANICE GAIL FRANKS, KENNETH DALE HALL AND ALAN PERRY HALL BY EXECUTOR WARRANTY DEED FROM JANICE GAIL FRANKS AS THE EXECUTRIX OF THE ESTATE OF JOHN WILLIAM HALL, DATED JULY 21, 2011 AND RECORDED AS INSTURMENT NO. 20110802-0059392 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND BY SPECIAL WARRANTY DEED FROM ALAN PERRY HALL AND WIFE, LOIS EILEEN HALL DATED _____, 2017 AND RECORDED AS INSTRUMENT NO. 20180508004400O IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND BY SPECIAL WARRANTY DEED FROM SUSAN GENTRY TARPY DATED _____, 2017 AND RECORDED AS INSTRUMENT NO. 20180508004399O IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SAID PROPERTY IS CONVEYED SUBJECT TO ALL SUCH EASEMENTS, LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT SAID PARCELS, AS SO COMBINED.

PIN NO: 085 14 0 023.00

STREET ADDRESS: 201 Walcott Drive, Nashville, TN 37214

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Perre Cabell, 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 March 17, 2022 (date of document).

Affiant Signature

March 25, 2022
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 25th day of March, 2022.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

