This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $465,000.00.

Affiant

Subscribed and sworn before me this the 2 day of May, 2022.

Notary Public
My commission expires: 9/18/22

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Karen Johnson Davidson County
Batch# 850262 DEEDWARR
05/04/2022 10:41:55 AM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20220504-0051590

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel Franquemont and Madeline Franquemont 707 Arbor Trace Circle Nashville, TN 37207	Guaranteed Rate, Inc. 3940 N. Ravenswood Ave. Chicago, IL 60613	060-00-0A 003.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILL MORGAN HOLLAND, A MARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIEL FRANQUEMONT AND MADELINE FRANQUEMONT, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 3, of Magnolia East, a Horizontal Property Regime with Private Elements, which is a Planned Unit Development, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for Magnolia East of record in Instrument Number 20160726-0076751, as amended in Instrument No. 20161013-0108361, Instrument No. 20200908-0102173, and Instrument No. 20211101-0146117, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Will Morgan Holland, an unmarried man as his sole and separate property, by deed dated 11/14/2019, from Erin M. Bazzell and wife, Alexandra T. Fortney, of record in Instrument No. 20191115-0117961, Register's Office for said County.

Amanda Holland, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying her marital interest and equity, if any, in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 707 Arbor Trace Circle, Nashville, TN 37207.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 2 day of May, 2022.

Will Morgan Holland

Amanda Holland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Will Morgan Holland and Amanda Holland, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2 day of May, 2022.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022