Karen Johnson Davidson County
Batch# 852105 DEEDWARR
05/06/2022 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20220506-0052635

ADDRESS NEW OWNERS and
SEND TAX BILLS:
101 HART LANE, LLC
6401 Panorama Drive
Brentwood TN 37027

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
60-12-152.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, FRAKES PROPERTIES, LLC. a Tennessee Limited Liability Company, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to 101 HART LANE, LLC, a Tennessee Limited Liability Company, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in the First Civil District of Davidson County, Tennessee, being Lot 2 on the plat of Lencoya Motel, of record in Book 5190. Page 542, Register of Deeds for Davidson County, and described according to unrecorded survey by James Larry Terry, Surveyor No. 563, dated May 20, 1981, as follows:

Beginning at a point in the northerly margin of Hart Lane, said point being the southeasterly corner of this tract or lot and the southwesterly corner of the land of Bomar and Lewis, of record in Book 1538, Page 23, Register's Office for Davidson County, Tennessee; thence North 5 degrees 22 minutes East, 142.5 feet to an iron pin in concrete, corner to A. G. Sanders; thence with the line of Sanders, North 83 degrees 15 minutes West 159.45 feet to a point; thence South 7 degrees 34 minutes West, 145.97 feet to a point in the northerly margin of Hart Lane; thence with the margin of said Hart Lane, South 84 degrees 27 minutes 56 seconds East, 165.00 feet to the point of beginning.

Being a portion of the same property conveyed to Frakes Properties, LLC., by Quitclaim Deed from Charlotte Tidwell Frakes, dated April 7, 2016 recorded April 13, 2016 as Instrument No. 20160413-0035163, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 101 Hart Lane, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 28 day of April, 2022.

FRAKES PROPERTIES, LLC

By: Harold J Frakes Member
Harold J. Frakes, member

Charlotte J Frakes (Member)
Charlotte Frakes, member

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Harold J. Frakes and Charlotte Frakes, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged themselves to be all of the members of FRAKES PROPERTIES, LLC, the within named bargainor, a limited liability company, and that they as such members, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as members.

WITNESS my hand and seal at office this 28 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 3-27-25

TIMOTHY D FERGUSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $1,500,000.00.

Charlotte Frakes
AFFIANT

Subscribed to and sworn before me, this the 28 day of April, 2022.

NOTARY PUBLIC

My Commission Expires: 3-27-25

TIMOTHY D FERGUSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

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Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 4/28/22 (date of document).

Affiant Signature

4/28/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 28th day of April, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY