Karen Johnson Davidson County
Batch# 853867 DEEDWARR
05/11/2022 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,009.52
20220511-0054252

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $272,844.00.

Affiant

Subscribed and sworn to before me this 25th day of April, 2022.

Notary Public
My Commission Expires: 10/2/2023

2022-154

Address of New Owner:	Send Tax Bills to:	Tax Information:
Theodore Joseph Frampton	New Owners	
711 Spence Enclave Lane		094-16-0E-013.00-CO
Nashville, TN, 37210		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Sherri A. Bass, an unmarried woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Theodore Joseph Frampton, an unmarried man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit Number 13 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, as of record in Instrument No. 20061115-0141672 and amended in Instrument No. 20061117-01428242 and Instrument No. 20061213-0153595, said Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Sherri A. Bass, an unmarried woman by Warranty deed from R.J. York Homes, LLC of record in Instrument No. 20070625-0075885 Register's Office for Davidson County, Tennessee, dated June 19, 2007 and recorded on June 25, 2007.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **711 Spence Enclave Lane, Nashville, TN 37210.**

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 and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 25th day of April, 2022.

Sherri A. Bass

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherri A. Bass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 2022.

RYAN J. ALSPAUGH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public – Ryan J. Alspaugh
My Commission Expires: 09/20/2025

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 4/25/2022.

D. Shayne Adair

4/26/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 26 day of April, 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026