WARRANTY DEED

Karen Johnson Davidson County
Batch# 869326 DEEDWARR
06/10/2022 08:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20220610-0066064

File #22-DM-0244-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ben Voytas and Juliana Voytas	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	
244 Blackman Rd.	**1749 Mallory Lane, Ste 100**	**147 06 0 046.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Brentwood, TN 37027**	
(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, **STEVEN K. FRANKLIN, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BEN VOYTAS AND JULIANA VOYTAS, HUSBAND AND WIFE** 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. 56 for the Section One (Revised), Caldwell Hall, of record in Book 2900, Page 59, and amended in Book 6619, Page 36, in the Register's Office for said County. Said Lot 56 begins at a point in the westerly margin of Shadescrest Drive between Lots Nos. 56 and 55 thence northwesterly 94 feet with the line between said two lots to a concrete monument in the common corner of Lots No. 55 and 111, thence westerly with the line between Lots No. 111 and 56 for 45 feet to a point in the common corner of Lots 56 and 57, thence southerly with the line between said two lots 150 feet to a point in the northerly margin of Blackman Road, thence with said margin of Blackman Road easterly 92.01 feet to a point in the beginning of a curve, thence around said curve northerly 39.27 feet to a point in the westerly margin of Shadescrest Drive, thence with said margin of Shadescrest Drive northerly 93.86 feet to the point of beginning.

Being the same property conveyed to Steven K. Franklin, an unmarried man, by Warranty Deed from Steve Griffith, of record in Instrument No. 20160929-0102737, in the Register's Office for Davidson County, Tennessee, dated September 28, 2016 and recorded on September 29, 2016.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One (Revised), Caldwell Hall, as recorded in Plat Book 2900, Page(s) 59, and amended in Book 6619, Page 36.
*Covenants, Conditions and Restrictions as set forth in Building Restrictions recorded in Book 2929, Page 117, and amended in Book 2997, Page 93.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **244 Blackman Road, Nashville, TN 37211**.

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 31 day of May, 2022.

Steven K. Franklin

STATE OF Tennessee
COUNTY OF Blount

On this 31st day of May, 2022, before me personally appeared Steven K. Franklin, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, this 31st day of May, 2022.

Notary Signature - Charlene McClaran
My commission expires: 3/25/25

CHARLENE MCCLARAN
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** 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 this the 1st day of June, 2022.

Affiant Signature
Date 06/01/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 1st day of June, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

