Karen Johnson Davidson County
Batch# 869723 DEEDWARR
06/13/2022 08:20:30 AM 3 pgs
Fees: $18.00 Taxes: $111.00
20220613-0066609

ADDRESS NEW OWNER: William Frank, LLC
304 Leafmill Ct.
Antioch TN 37013

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 064-05-0-063.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Lauren Arnold NKA Lauren Elizabeth Wilkerson, married** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **William Frank, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot Nos. 11,12, & 13 of Block "A" on the Map of Hadley's Bend City of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Lauren Arnold by Quitclaim Deed from Jacquelyn V. Walker, Successor Trustee of The Arnold Trust, u/a/d 12/07/2006, of record in Instrument No. 20220112-0004429, recorded January 12, 2022, Register's Office for Davidson County, Tennessee.

Lauren Arnold is now known as Lauren Elizabeth Wilkerson.

Grantor warrants that the property is not her marital residence and is not subject to any marital interest therein.

This is property with a common address of 120 Broadway, Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Map of Block "A" of Hadley's Bend City of record in Book 421, Page 120, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said 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 except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.
When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3rd day of June 2022.

Lauren Arnold NKA Lauren Elizabeth Wilkerson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lauren Arnold NKA Lauren Elizabeth Wilkerson, married,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3rd day of June 2022.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $30,000.00.

Affiant

Subscribed and sworn before me this 3rd day of June 2022.

Notary Public
My Commission Expires:

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

File No. 2205-128

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 June 3, 2022 (date of document).

Cindy S. Smith, Affiant

06/03/22

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 3rd day of June, 20 22.

Notary

MY COMMISSION EXPIRES: 06/03/2026

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026