THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P22-4803-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,825,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2022. Notary Public MY COMMISSION EXPIRES: 5/5/25 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 874704 DEEDWARR
06/21/2022 10:12:11 AM 2 pgs
Fees: $13.00 Taxes: $6,752.50

20220621-0070170

TODD A. BRICKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires May 05, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Crawford and Kandace Crawford	NEW OWNERS	
1211 Paris Avenue		118-01-0-077.00
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **James A. Waechter, Trustee of the Larry Frank and Marla Meyer Frank Living Trust under Agreement dated October 28. 2020**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Crawford and Kandace Crawford, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 72 on the Plan of Victoria Place of record in Plat Book 332, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Larry Frank and Marla Meyer Frank, Trustees of The Larry Frank and Marla Meyer Frank Living Trust under agreement dated October 28, 2020 by Warranty deed from C Loy Carney, Trustee of the Benjamin Pearl Revocable Trust Dated July 17, 2018 of record in Instrument No. 20220323-0033676 Register's Office for Davidson County, Tennessee, dated March 15, 2022 and recorded on March 23, 2022. James A. Waechter is an additional Trustee of the said Trust.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1211 Paris Avenue, Nashville, TN 37212**

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 the 16th day of June. 2022.

The Larry Frank and Marla Meyer Frank Living Trust under Agreement dated October 28. 2020

BY: _____
James A Waechter, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared James A. Waechter, with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of The Larry Frank and Marla Meyer Frank Living Trust under agreement dated October 28, 2020, the within named bargainor, and Trust, and that he as such Trustee, being authorized to do so, did execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said James A. Waechter as such **Trustee**.

Witness my hand and official seal this the 16th day of June, 2022.

My Commission expires 1-6-25

M. Catherine Clearwaters
Notary Public

