Karen Johnson Davidson County
Batch# 935703 DEEDWARR
10/31/2022 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,774.15
20221031-0117406

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$479,500.00**

Subscribed and sworn to before me this 28th day of October, 2022.

AMANDA MAYNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

Notary Public **Affiant**

My Commission Expires: 09-07-26

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Tene Hamilton Franklin and Sekou Maceo-Mustafa Franklin **406 Cunniff Parkway** **Goodlettsville, Tennessee 37072**	AmCap Mortgage, LTD. D/B/A Gold Financial Services 9999 Bellaire Blvd, Suite 700 Houston, TX 77036	033-14-0-033.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **DWAYNA S. MCCOMBS, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto the said **TENE HAMILTON FRANKLIN AND SEKOU MACEO-MUSTAFA FRANKLIN, a married couple,** the Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot(s) 79, as shown on the map entitled the Plan of Pleasant Hills Addition, of record in Plat Book 3300, page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DWAYNA S. MCCOMBS, by deed from KATHY WEST MCCURDY, of record in Instrument No. 20121218-0116281, dated December 13, 2012, said Register's Office.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 27 day of October, 2022.

DWAYNA S. MCCOMBS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **RUSSELL E. FREEMAN**, a Notary Public in and for said County and State, **DWAYNA S. MCCOMBS** the within named Bargainor, with whom I am personally acquainted (or 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 Goodlettsville, Tennessee, this the 27 day of October, 2022.

NOTARY PUBLIC My Commission Expires: 12/03/2024

RUSSELL E. FREEMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, 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 **October 27, 2022**.

Date

Affiant Signature

10/31/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **31st** day of **October**, 20**22**.

Notary's Signature

My Commission Expires: Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)