Karen Johnson Davidson County
Batch# 936000 DEEDWARR
10/31/2022 02:31:30 PM 4 pgs
Fees: $23.00 Taxes: $2,956.30
20221031-0117464

This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this 28 day of October , A.D., 2022 , by and between

Steven Douglas MacDonell and Courtney Eileen MacDonell, husband and wife

First Parties, and

Zachary L. Frank and Niki S. Frank, husband and wife

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5, in Block 5, as shown on the map entitled Map of a Part of Sylvan Park, of record in Plat Book 332, page 104, 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 Steven Douglas MacDonnell and Courtney Eileen MacDonell, husband and wife by Deed dated November 20, 2020 from Travis Rojakovick and wife, Jessica Rojakovick, recorded November 30, 2020, in Instrument Number 202011300139086, in the Official Records of Davidson County, Tennessee.

OWNER:
Zachary L. Frank and Niki S. Frank
4709 Wyoming Avenue
Nashville, TN 37209

RESPONSIBLE TAXPAYER:
Zachary L. Frank and Niki S. Frank
4709 Wyoming Avenue
Nashville, TN 37209

CLT # 103-03-0-18000

MR-TRS-4709

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

✕ _____
Steven Douglas MacDonell

✕ _____
Courtney Eileen MacDonell

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Steven Douglas MacDonell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of September, 2022.

✓ _____
Notary Public

My Commission Expires:✓ My Commission Expires June 22, 2026

MONICA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

✓STATE OF Texas

✓COUNTY OF Dallas

~~husband and wife~~(P) Personally appeared before me, Courtney Eileen MacDonell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14 day of September, 2022.

TROY D RICHARDSON
Notary Public
State of Texas
ID # 13278495-9
My Comm. Expires 11-16-2024

✓ _____
Notary Public

My Commission Expires:✓ 16 Nov 2024

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 799,000.00.

Affiant

STATE OF TN, COUNTY OF Williamson

Subscribed and sworn before me this the 28th day of October, 20 22.

Signature of Notary Public

Notary Seal

Cassie Anne Starling
Printed Name of Notary

Commission Expiration

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 10/28/2022.

Date

Affiant Signature

10/28/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of October, 2022.

Notary's Signature

My Commission Expires: 12/08/2024

Date

Notary's Seal

