Karen Johnson Davidson County
Batch# 936714 DEEDWARR
11/01/2022 03:43:15 PM 2 pgs
Fees: $13.00 Taxes: $2,956.30

20221101-0118071

WARRANTY DEED

2022-10-484

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of October, 2022.

(Affix Seal) Notary Public

My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Elaine Stephens and Michael Stephens 5807 Morrow Road Nashville, TN 37209	New Owner	Map/Parcel 091-06-3D-001-00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Zachary Lee Frank and Niki Sue Frank, husband and wife**, hereinafter called the GRANTORS, has bargained and sold, and by these presents does hereby transfer and convey unto **Elaine Stephens and Michael Stephens, wife and husband**, hereinafter called the GRANTEES, their heirs 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 5807 Morrow Road Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20180111-0003629 and being shown on Plat attached thereto as Exhibit "B", 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 Zachary Lee Frank and Niki Sue Frank, husband and wife, by Warranty deed from MRB Developers, LLC, a Tennessee limited liability company of record in Instrument No. 20190401-0029044 Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on April 1, 2019.

This conveyance is subject to the following: Davidson County property taxes for the year 2022, a lien now due and payable, having been prorated by the parties hereto and paid by Grantors, and property taxes for subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 5807 Morrow Road, Nashville, TN 37209 .

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind themselves, their heirs

and assigns, 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.

Effective the 28 day of October, 2022:

Zachary Lee Frank

Niki Sue Frank

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of October, 2022, before me personally appeared Zachary Lee Frank and Niki Sue Frank, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 28th day of October, 2022.

Notary Signature
My commission expires:

