Karen Johnson Davidson County
Batch# 938448 DEEDWARR
11/07/2022 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20221107-0119470

**This Instrument Prepared By and Returned To:**

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20227758

**After Recording Return To The Above.**

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$230,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 3rd day of November, 2022.

Notary Public
My Commission Expires: 6-18-25

JAMES R. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

# WARRANTY DEED

**THIS INDENTURE**, made this 3rd day of November, 2022, among:

**MELANIE DAWN FRANKLIN A/K/A MELANIE DAWN EMBERG, UNMARRIED**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

**AND**

**SCOTT WELLS**

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**A Condominium Apartment in Davidson County, Tennessee, being Unit No. 5701 of 2nd Revision Brentwood Tract Condominium, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on Plan of record in Book 5200, page 261, Register's Office for said County, to which reference is hereby made for a more particular description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.**

**Being the same property conveyed to Melanie Dawn Emberg, unmarried by deed from Jonathan K. Weaver, unmarried, dated May 31, 2007, of record in Instrument No. 20070605-0066955, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to Melanie Dawn Franklin a/k/a Melanie Dawn Emberg, by Quit Claim Deed from Jeremy Paul Franklin, dated 11/1/2022, of record in Instrument No. 20221107011946 9, Register's Office for Davidson County, Tennessee.**

**The said Melanie Dawn Franklin is now known as Melanie Dawn Emberg.**

**This property being known as 5701 Brentwood Trace, Brentwood, TN 37027.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**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 undersigned have executed this instrument on the date first above written.

Melanie Dawn Franklin

**Melanie Dawn Franklin a/k/a Melanie Dawn Emberg**

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Melanie Dawn Franklin a/k/a Melanie Dawn Emberg**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3 day of November, 2022.

Notary Public
My Commission Expires:_____




**Owner Name & Property Address:**

Name: Scott Wells
Address: 660 Good Springs Rd
City, State, Zip: Brentwood, TN 37027

**Responsible Party For Taxes:**

Name: Scott Wells
Address: 660 Good Springs Rd
City, State, Zip: Brentwood, TN 37027

**Tax ID: 160-14B-001.00**

# Certificate of Authenticity

I, Nick Harris, 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 **November 3, 2022**.

Affiant Signature

**11/3/22**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **3rd** day of **November**, 20**22**.

Notary's Signature

My Commission Expires: 3.7.23

Date

T.P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023