Karen Johnson · Davidson County
Batch# 939968 DEEDWARR
11/10/2022 11:06:30 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20221110-0120590

BOX #14

G#36320-2

WARRANTY DEED

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$450,000.00.**

Affiant

Subscribed and sworn to before me, this the 9th day of November, 2022.

Notary Public

My commission expires: 5/9/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Robin G. Frank and Ruth E. Frank	**"New Owners"**	**091 07 0 072 00**
1041 Hickory Hollow Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Marisa L. Frank, an unmarried woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robin G. Frank and Ruth E. Frank, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO 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 Nos. 1210 and 1212, Block 20, of Plan No. 2, as shown on the map entitled West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Marisa L. Frank, an unmarried woman, and Robin G. Frank and Ruth E. Frank, husband and wife, as tenants in common with the right of survivorship, by

Warranty Deed dated May 10, 2013, from Nathan A. Cinefro and Jessica Cinefro, husband and wife, of record in Instrument No. 20130513-0048098, Register's Office for Davidson County, Tennessee.

A NEW LEGAL DESCRIPTION WAS NOT PREPARED FOR THIS TRANSACTION. THE LEGAL DESCRIPTION IS THE SAME AS THE PREVIOUS INSTRUMENT OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee; and,

2) Taxes for the current year which have been paid by the Grantees herein and any subsequent years assumed by the Grantees, not yet due and payable.

This is improved property, known as: **5305 Louisiana Avenue, 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 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 my/our hand(s) this **9th** day of **November, 2022.**

Marisa L. Frank

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Marisa L. Frank,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **9th** day of **November, 2022.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON