G#36317-2

BOX #14

WARRANTY DEED

Karen Johnson Davidson County
Batch# 940438 DEEDWARR
11/14/2022 09:22:25 AM 2 pgs
Fees: $13.00 Taxes: $2,331.00

20221114-0120935

JM-FC-22-2811A

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 $630,000.00.

Marisa Lynn Frank
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/9/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marisa Lynn Frank and Jason Daniel Holleman	~~NEW OWNER~~ Primis Mortgage Company	
(NAME) **5811 A Morrow Road**	(NAME) 1001 Military Cutoff Road, Suite 350	**091-06-0O-001.00-CO**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) Wilmington, NC 28405	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN NESBITT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARISA LYNN FRANK AND JASON DANIEL HOLLEMAN, BOTH UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 No. 5811A on the Plan of 5811 Morrow Road Townhouses, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of 5811 Morrow Road Townhouses, of record in Instrument No. 20150330-0026961 and in Instrument No. 20150330-0027004, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 5811 Morrow Road Townhouses, shown on Exhibit "B" to the Master Deed of record in Instrument No. 20150330-0026961 and in Instrument No. 20150330-0027004, said Register's Office, for a more complete identification and description of said unit.

Being the same property conveyed to John Nesbitt, unmarried by Warranty deed from Regal Homes Company, a Tennessee for-profit corporation of record in Instrument No. 20151009-0103065 Register's Office for Davidson County, Tennessee, dated September 24, 2015 and recorded on October 09, 2015.

This conveyance is subject to:
- County taxes for the year 2022 and subsequent years.
- Master Deed of record in Instrument Number 20150330-0026961 and 20150330-0027004, Register's Office for Davidson County, Tennessee.
- Joint Driveway Easements of record in Book 5086, Page 745, in the Register's Office for Davidsor. County, Tennessee.
- Driveway Easement of record in Instrument Number 20150601-0050140, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20160923-0100359, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5811 A Morrow Road, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 10th DAY OF NOVEMBER, 2022.

John Nesbitt

Whitney Nesbitt

Whitney Nesbitt, spouse of John Nesbitt, hereby joins in this conveyance and does transfer and convey any and all marital interest Whitney Nesbitt may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN NESBITT, the within named bargainor, 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 and official seal, this the 10th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHITNEY NESBITT, the within named bargainor, 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 the 10th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212