WARRANTY DEED

Karen Johnson Davidson County
Batch# 976126 DEEDWARR
03/02/2023 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,033.15
20230302-0015040

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

EMILY MANNO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2025

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Patrick J. Targun	New owner	084-15-0-059
(NAME)	(NAME)	
204 Walnut Hill Drive	Property	
(ADDRESS)	(ADDRESS)	**MAP Parcel Number 084-15-0-059**
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, I/we **Christopher Franklin and Morgan Franklin, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Patrick J. Targun, an unmarried man**, hereinafter called the GRANTEE(S), his/her/their assigns, 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 36, as shown on the map entitled Donelson Meadows, of record in Plat Book 1835, Page 35, as amended in Book 4096, Page 701, 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 Christopher Franklin, an unmarried man and Morgan O'Connor, an unmarried woman by Warranty Deed from Merryman Family Revocable Living Trust, dated 06/29/2018, of record in Instrument 20180703-0064213, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Franklin and Morgan Franklin, husband and wife by Quitclaim Deed from Christopher Franklin and Morgan O'Connor n/k/a Morgan Franklin, husband and wife, dated 01/24/2020, of record in Instrument 20200203-0012287, Register's Office for Davidson County, Tennessee.

Subject To (1) All matters shown on the plat of record in Plat Book 1835, Page 35, as amended in Book 4096, Page 701, (2) Covenants, conditions, easements and restrictions recorded in Book 412, Page 351, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 204 Walnut Hill Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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 24th day of February, 2023.

Christopher Franklin

Morgan Franklin by Christopher Franklin, her attorney in fact

State of Tennessee
County of Wilson

Personally appeared before me, before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared **Christopher Franklin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of **Morgan Franiklin,** and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Book _____, Page 202303020015039 Register's Office of Davidson County, Tennessee.

Witness my hand and Official seal this 24th day of February, 2023.

Notary Public

My Commission Expires: 6.9.2024

Kimberly Rogers
STATE OF TENNESSEE NOTARY PUBLIC
County of Wilson

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Emily Manno, 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 2/24/23.

Date

Affiant Signature

2/24/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24 day of Feb., 2023.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026