Record and Return To:
COMMERCE TITLE & ESCROW, LLC
101 Lea Avenue
Nashville, TN 37210
File No.: RES-23-2702

Name and Address of New Owner:
Holly Rice
2702 Deerfield Dr.
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 981589 DEEDWARR
03/16/2023 12:13:30 PM 4 pgs
Fees: $23.00 Taxes: $1,406.00
20230316-0019110

Send Tax Bills To:
Wesley Mortgage, LLC
9009 Carothers Pkwy, Suite A-3
Franklin, TN 37067

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 081-06-0-050.00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Ashly Frankenthor, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Holly Rice, unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 58, on the Map of Cumberland Gardens, of record in Book 2900, Page 3 and 4, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ashly Frankenthor, an unmarried woman by Warranty Deed dated January 22, 2021 from Allen L. Brooks, a married man, recorded January 29, 2021 in Instrument No. 20210129-0013035 in the Register's Office.

This property more commonly known as 2702 Deerfield Dr., Nashville, TN 37208

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 14 day of March, 2023.

Ashly Frankenthor (SEAL)
Ashly Frankenthor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of March, 2023, before me personally appeared Ashly Frankenthor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 14 day of March, 2023.

Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

## AFFIDAVIT OF VALUE

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $380,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15 day of March, 2023.

Notary Public
My commission expires: 9 - 8 - 25
File No. 2023-5759-SK

MACKENZIE HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Natalie A. McKee, 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 March 15, 2023.

Affiant Signature

3/15/2023
Date

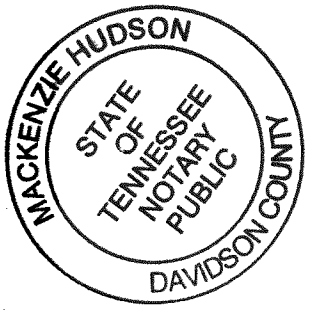
State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 15 day of March, 2023.

Notary's Signature

My Commission Expires: 9-8-25

Notary's Seal




File No. RES-23-2702