THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$312,000.00**

Subscribed and sworn to before me this 13 day of June, 2023.

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public **Affiant**

My Commission Expires: 8-20-2023

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Emily Fish **3451 Harpeth Springs Drive** **Nashville, TN 37221**	Legacy Home Loans 1036 Stearman Dr Ste 6 White House, TN 37188	**141-06-0D-177-00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **MICHAEL A. FRANK, AN UNMARRIED MAN,** have this day bargained and sold, and does hereby transfer and convey unto the said **EMILY FISH, AN UNMARRIED WOMAN**, the Grantee herein, her successors, heirs and assigns, certain real estate in Sumner County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit 177, Riverbridge Community P.U.D., as shown on plat of record in Instrument No. 20030213-0019999, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael A. Frank, an unmarried man by Warranty deed from Carrie L. Goode, an unmarried woman of record in Instrument No. 20141002-0091033 Register's Office for Davidson County, Tennessee, dated September 30, 2014 and recorded on October 02, 2014.

This improved property known as: 3451 Harpeth Springs Drive, Nashville, TN 37221.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.

Karen Johnson Davidson County
Batch# 1014864 DEEDWARR
06/14/2023 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $1,154.40
20230614-0045153

Whenever 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 hand this 13th day of June, 2023.

MICHAEL A. FRANK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Mary Birthright,** a Notary Public in and for said County and State, **MICHAEL A. FRANK,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 13th day of June, 2023.

My Commission Expires: _____

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

NOTARY PUBLIC

True Copy Certification

I, **Pam Autry,** 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 this the 13th day of June, 2023.

Affiant Signature
Date 06/13/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 13th day of June, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2023

