WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $607,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lowell Harrison Frantz and Lindsay Marie McCausland	First Horizon Bank	
(NAME)	(NAME)	
1175 Montgomery Blvd. #156	12719 Cantrell Rd. Ste 200	071 08 0Y 001.00
(ADDRESS)	(ADDRESS)	
Allen, TX 75013	Little Rock, AR 72223	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **FATHERLAND, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LOWELL HARRISON FRANTZ, AN UNMARRIED PERSON AND LINDSAY MARIE MCCAUSLAND, AN UNMARRIED PERSON, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 302 Prince Avenue Homes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 302 Prince Avenue Homes, a Horizontal Property Regime, of record in Instrument No. 20210223-0022511, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Ke Qin, by Warranty Deed from Nelson R. Remus, Trustee, and his successors in Trust, of the Remus Family Living Trust dated February 28, 2006 as amended and restated on July 15, 2019 as to an undivided fifty percent (50%) tenants in common interest and John Blackwell, of record in Instrument No. 20210122-0010055, in the Register's Office of Davidson County, Tennessee, dated January 15, 2021 and recorded on January 22, 2021.

Being the same property conveyed to Fatherland, GP, a Tennessee General Partnership, by QuitClaim Deed from Ke Qin, of record in Instrument No. 20230712-0053284, in the Register's Office of Davidson County, Tennessee, dated July 11, 2023 and recorded on July 12,2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

Karen Johnson Davidson County
Batch# 1033068 DEEDWARR
08/01/2023 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,245.90
20230801-0059411

unimproved
This is improved x property, known as 302 A Prince Ave, Nashville, TN 37207
(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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 hand this 31st day of July, 2023

FATHERLAND, GP, A TENNESSEE GENERAL PARTNERSHIP

BY: _____

KE QIN, GENERAL PARTNER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Ke Qin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be General Partner of Fatherland, GP, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such General Partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as General Partner.

Witness my hand and official seal this 31st day of July, 2023.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES FEB 2026

_____
Notary Public

True Copy Certification

I, **Tonya Cherry,** 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 31 day of July, 2023.

Affiant Signature
Date 7-31-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024