THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1045080 DEEDWARR 09/01/2023 08:26:30 AM 3 pgs Fees: $18.00 Taxes: $1,332.00 20230901-0068533	STATE OF Tennessee) COUNTY OF Montgomery) The actual consideration or value, whichever is greater, for this transfer is: $360,000.00 Affiant Subscribed and sworn to before me, this 31 day of August, 2023. Notary Public My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: Whillman Geovany Sanchez Xinic and Enma Rubidia Sanchez 218 Jacksonian Drive Nashville, TN 37076	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 074-12-0-171.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEREK D. FRANK AND WIFE, NICOLE E. FRANK,** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WHILLMAN GEOVANY SANCHEZ XINIC AND ENMA RUBIDIA SANCHEZ, husband and wife,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 175 on the Plan of Hermitage Hills, Section Two (Revised) of record in Plat Book 2900, Page 112, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Derek D. Frank and wife, Nicole E. Frank by Warranty deed from James Warren Spears, Jr. an unmarried man of record in Instrument No. 20130401-0031647 Register's Office for Davidson County, Tennessee, dated March 28, 2013 and recorded on April 01, 2013.

This is improved property commonly known as: **218 Jacksonian Drive Nashville, TN 37076**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of August, 2023.

8/24/23

DEREK D. FRANK

8/28/23

NICOLE E. FRANK

STATE OF Iowa)
)
COUNTY OF Polk)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DEREK D. FRANK AND WIFE, NICOLE E. FRANK**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28 day of ~~September~~ August 2023.
MF

Notary Public
My Commission Expires:

NOTARIAL SEAL IOWA
MARTIN FREEMAN
Commission Number 840255
My Commission Expires
June 21, 2025

Certificate of Authenticity

I, Joshua A. Terry, 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 8/28/2023.

Affiant Signature – Joshua A. Terry

8/31/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/31/2023.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27