Karen Johnson Davidson County
Batch# 1048784 DEEDWARR
09/12/2023 10:12:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230912-0071463

Address of new owner:
Eldon Franks
939 Russell Street #16
Nashville, TN 37206

Send Tax Bill to:
Mortgagee

Mortgagee:
Summit Funding, Inc. ISAOA, ATIMA
278 Franklin Road, Suite 245
Brentwood, TN 37027

MAP 82
GROUP 16B
PARCEL 305

DEED

THIS INDENTURE MADE and entered into this the 8th day of September, 2023, by and between **ELDON FRANKS and ELIZABETH FRANKS, husband and wife,** hereinafter referred to as Grantor, and **ELDON ELVAN FRANKS, Trustee, or his successors in trust of the ELDON ELVAN FRANKS MANAGEMENT TRUST dated the 8th day of September, 2023 (a revocable trust),** hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, has this day given, granted, bargained, sold, conveyed and confirmed unto the said Grantee, all their right, title and interest in all that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, to-wit:

A certain condominium being Unit #305 in the Plan of Russell Street Commons III, of record in Book 6900, page 375, Register's Office, Davidson County, Tennessee, to which plan reference is here made for a more complete description.

Being the same property conveyed to Eldon Franks and Elizabeth Franks by deed dated from James E. Anderson, a married person, dated July 24, 2013 and recorded July 29, 2013 of record in Instrument No. 20130729-0078181, Register's Office for Davidson County, Tennessee.

The above referenced property is not and has never been the primary residence of the Grantor or the Grantor's Spouse.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2023 and subsequent years.

This is improved property is known as 939 Russell Street, #16, Nashville, TN 37206.

NO TITLE OPINION WAS REQUESTED AND NONE WAS PERFORMED. LEGAL DESCRIPTION PROVIDED BY GRANTOR.

TO HAVE AND TO HOLD the same unto **ELDON ELVAN FRANKS, Trustees, or his successors in trust of the Eldon Elvan Franks Management Trust dated the 8th day of September, 2023.**

WITNESS my hand and seal this the 8th day of September, 2023.

ELDON FRANKS

ELIZABETH FRANKS, by and through her duly authorized Attorney in Fact, Eldon Elvan Franks

STATE OF ALABAMA)
COUNTY OF MADISON)

I, the undersigned, a Notary Public, in and for the State of Alabama at Large, hereby certify that **ELDON FRANKS,** whose name is signed to the foregoing conveyance, who is known to me and acknowledged before me on this day, that, being informed of the contents of said conveyance, he voluntarily executed the same on the day the same bears date.

THIS the 8th day of September, 2023.

(SEAL)
Notary Public
My Commission Expires: 11/12/2024

I, the undersigned, a Notary Public, in and for the State of Alabama at Large, hereby certify that **ELIZABETH FRANKS, by and through her attorney-in-fact, ELDON ELVAN FRANKS** whose name is signed to the foregoing conveyance, who is known to me and acknowledged before me on this day, that, being informed of the contents of said conveyance, he voluntarily executed the same in his capacity as said Attorney -in-Fact on the day the same bears date.

THIS the 8th day of September, 2023.

Notary Public
My Commission Expires: 11/12/2024

I or we hereby swear of affirm that the actual consideration for this transfer of the property transferred, whichever is greater is $-0- (pursuant to TCA 67-4-409(a)(3)(F)- a revocable trust), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me on September 8th, 2023.

Notary Public
My Commission Expires: 11/12/2024

This instrument prepared by and returned to:
Hinson & Hinson, P.C.
Maia A. Niemann
4010 Pepperwood Circle, SW
Huntsville, Alabama 35801
(256)382-5863

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

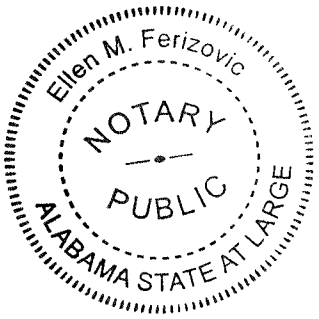
I, MAIA A. NIEMANN, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 8, 2023 (date of document).

MAIA A. NIEMANN,
Attorney At Law

STATE OF ALABAMA
COUNTY OF MADISON

I, the undersigned, a Notary Public in and for the State of Alabama at Large, hereby certify that MAIA A. NIEMANN, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 11th day of September, 2023.



Notary Public
My Commission expires: 05/10/27