Karen Johnson Davidson County
Batch# 1057841 DEEDWARR
10/04/2023 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,894.40
20231004-0078293

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $512,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCTOBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH23-06555

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sylvia Giannitrapani and Willis Bryan Owings, Jr. 1210 Coreland Drive Madison, TN 37115	Legacy Home Loans dba Steadfast Mortgage 1036 Stearman Dr., Ste. 6 White House, TN 37188	051 12 0 006.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Harold Jackson Frakes and Charlotte Jean Frakes, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sylvia Giannitrapani and Willis Bryan Owings, Jr., wife and husband**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, described as follows: Being Lot No. 5 on the Map of Section One, Morningside Heights, as of record in Plat Book 1130, Page 76, Register's Office for said County. Said lot fronts 129.25 feet on the Westerly side of Coreland Drive as measured around a curve and runs back between lines, 201.3 feet on the North line and 185.1 feet on the South line to a dead line on which it measures 45 feet.

Being the same property conveyed to Harold Jackson Frakes and Charlotte Jean Frakes, husband and wife, jointly as tenants by the entirety with right of survivorship, by Quitclaim Deed from Frakes Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20230526-0040083, in the Register's Office of Davidson County, Tennessee, dated May 19, 2023 and recorded on May 26, 2023.

Being a part of the same property conveyed to Frakes Properties, LLC, by Quitclaim Deed from Charlotte Tidwell Frakes, of record in Instrument No. 20160413-0035163, in the Register's Office of Davidson County, Tennessee, dated April 07, 2016 and recorded on April 13, 2016.

Being the same property conveyed to Charlotte Tidwell Frakes, by Quitclaim Deed from Sherry Tidwell Cheatham, of record in Instrument No. 20160224-0017541, in the Register's Office of Davidson County, Tennessee, dated February 19, 2016 and recorded on February 24, 2016.

Being the same property conveyed to Gene E. Tidwell and wife, Bobbie J. Tidwell, by Warranty Deed from Volunteer Investments, Inc., of record in Instrument No. 20010723-0077801, in the Register's Office of Davidson County, Tennessee, dated July 20, 2001 and recorded on July 23, 2001. The said Bobbie J. Tidwell died on December

25, 2008, then Gene E. Tidwell died December 22, 2015 testate, devising subject property to Sherry Tidwell(Walker) Cheatham and Charlotte Tidwell Frakes. Also See Probate Case in 2016PR-20, Sumner County Chancery Probate Court.

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

This property is improved property known as: 1210 Coreland Drive, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 4th day of October, 2023

Harold Jackson Frakes

Harold Jackson Frakes

Charlotte Jean Frakes

Charlotte Jean Frakes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Harold Jackson Frakes and Charlotte Jean Frakes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Goodlettsville, Tennessee, this 4th day of October, 2023.

W. Brad Lehman

Notary Public

My Commission Expires: 9/21/2024

W BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 4 day of October, 2023.

Affiant Signature

Date 10-4-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES:

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