Karen Johnson Davidson County
Batch# 1067013 DEEDWARR
11/01/2023 10 10:35 AM 2 pgs
Fees $13.00 Taxes $2,177 30
20231101-0085373

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 588,460.00

Affiant

Subscribed and Sworn before me this 31st day of October , 2023

Notary Public
My commission expires 9/21/26

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS OF NEW OWNER	SEND TAX BILLS DUE.	TAX INFORMATION
Thomas Steed Young 997 Gwynn Drive, Nashville, TN 37216	New Owner	061-07-0-112.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged. **Franco Homes Inc., a Tennessee Corporation,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Thomas Steed Young, an unmarried man,** "the Grantee," the following described real estate in Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot 2 and the Easterly half of Lot 3 on the Plan of Broadmoor, Block E of record in Plat Book 547, Pages 161 and 162 in the Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property Said Lot 2 fronts 50 feet on the Northerly side of Gwynn Drive and runs back between parallel lines, 150 feet to a dead line Said part of Lot 3 fronts 25 feet on the Northerly side of Gwynn Drive and runs back between parallel lines 150 feet to a dead line

Being a part of the same property conveyed to ARVM 5, LLC, by Quitclaim Deed from VM Master Issuer, LLC, of record in Instrument No 20230324-0021373, in the Register's Office of Davidson County, Tennessee, dated March 17, 2023 and recorded on March 24, 2023

Further being the same property conveyed to Franco Homes Inc , a Tennessee Corporation, by Warranty Deed from ARVM 5, LLC of record in Instrument No 20230612-0044144, in the Register's Office of Davidson County, Tennessee, dated June 6, 2023 and recorded on June 12, 2023

This is [ ] improved [ ] unimproved property known as 997 Gwynn Drive, Nashville, TN 37216

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record, (b) all easements of record; (c) all visible easements, (d) all matters appearing on the plan(s) of record, (e) all matters referenced in any master deed and by-laws, and (f) all applicable government and zoning regulations

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed effective as of the 31st day of October , 2023.

Franco Homes Inc., a Tennessee Corporation

By _____

Raul Gonzalez Franco, Sole Director and Secretary of the Corporation

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, Kathleen Camp of the state and county mentioned, personally appeared Raul Gonzalez Franco, Sole Director and Secretary of the Corporation of Franco Homes Inc , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Director and Secretary of the Corporation of Franco Homes Inc , the within named bargainor, a Corporation, and that such Raul Gonzalez Franco, Sole Director and Secretary of the Corporation of Franco Homes Inc as such Sole Director and Secretary of the Corporation, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Sole Director and Secretary of the Corporation

Witness my hand and seal, at office in Rutherford, this 30th day of October, 2023

_____
Notary Signature

Printed Name Kathleen Camp

My commission expires 11-28-2026

KATHLEEN G CAMP
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
11/28/2026
COUNTY OF RUTHERFORD