THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 231146281** Karen Johnson Davidson County Batch# 1086275 DEEDWARR 12/28/2023 12:20:30 PM 3 pgs Fees: $18.00 Taxes: $2,127.13 20231228-0099785	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $574,900.00. Affiant Subscribed and sworn to before me, this 28th day of December, 2023. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Meghan Elizabeth Franklin and John Stuart Franklin 1701 Glenridge Drive Nashville TN 37221	New Owner	Tax Parcel ID No. 142-13-0B-114.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas A. Dampf and Sara Dampf, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Meghan Elizabeth Franklin and John Stuart Franklin, wife and husband as joint tenants with rights of survivorship**, ("Grantees"), their 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(s) 114, as shown on the map entitled Plan of Resubdivision of Lots 114 through 130 and 131A, Riverside, Phase 3, of record in Instrument No. 20040108-0003094, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THOMAS A. DAMPF and SARA DAMPF, HUSBAND AND WIFE, by deed from MICHAEL K. WRIGHT AND WIFE, SANDRA K. WRIGHT, of record in Instrument No. 20130313-0025074, dated March 5, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 142-13-0B-114.00 CO, a lien not yet due and payable.

Matters shown on the Plan of record in Instrument No. 20040108-0003094, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7185, page 619, Book 7405, page 780 and amended in Instrument No. 20040419-0044162, said Register's Office.

Easement Agreement of record in Instrument No. 20100405-0025099, said Register's Office.

Grant of Easement of record in Instrument No. 20231220-0098040, said Register's Office.

This is improved property located at 1701 Glenridge Drive Nashville TN 37221

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 December, 2023.

Thomas A. Dampf

Sara Dampf

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas A. Dampf and Sara Dampf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2023.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, George Mudter, 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 12/28/23 (date of document).

Affiant Signature

12/28/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 7-7-27

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027