Karen Johnson Davidson County
Batch# 1126567 DEEDWARR
04/24/2024 09:19:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20240424-0029443

Prepared By and Return to:
Authority Title and Escrow
745 S Church St Ste 407
Murfreesboro, TN 37130

State of Tennessee
County of Rutherford
The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

File Number: TN-24-1897

SHEILA K. REBURN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 22nd day of April, 2024.

Notary Public
My Commission Expires: 1-19-25

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Daniel James Reape and Sarah Maria Reape	United Wholesale Mortgage, LLC	087 01 0A 013.00
4256 Chesney Glen Drive	585 South Boulevard East	
Nashville, TN 37076	Pontiac, MI 48341	

For and in consideration of the sum of ten dollars & 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, **Mark Franklin and Milbeth Franklin, husband and wife**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Daniel James Reape and Sarah Maria Reape, husband and wife**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 13, on the Plan of Section 1-A, Chesney Glen, of record in Plat Book 9700, Page 288 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed by Warranty Deed from Michelle E. Landreth to Mark Franklin and Milbeth Franklin, with rights of survivorship and not as tenants in common, recorded November 3, 2015, as Instrument No. 20151103-0111962 in Davidson County, Tennessee Register of Deeds.

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 4256 Chesney Glen Drive, Nashville, TN 37076.

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 seized 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 22nd day of April, 2024.

Mark Franklin

Milbeth Franklin

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Mark Franklin and Milbeth Franklin with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 22nd day of April, 2024.

SHEILA K. REBURN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 1-19-25

Tennessee Certification of Electronic Document

I, Shelia Reburn, 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 4-22-24 (date of document).

Shelia Reburn
Affiant Signature

4/24/24
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 24 day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 10/22/26

NOTARY'S SEAL

