NEW OWNER:
MARK MCDONALD
3623 RAINBOW PLACE
NASHVILLE, TN 37204

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 24-0529

Map & Parcel
118140172.00

Space for Recorder's stamp

Karen Johnson
Batch # 1133838
05/13/2024 08:59:15 AM
Fees: $18.00 Taxes: $2,849.00

Davidson County
DEEDWARR
3 pgs

20240513-0034833

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Seven Hundred Seventy Thousand and 00/100 Dollars ($770,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TALOR HAMMONTREE FRANKLIN, married,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MARK MCDONALD and NANETTE MCDONALD, husband and wife,** ("Grantee") their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as the Southerly part of Lot No. 32 and the Northerly part of Lot No. 33 on the Plan of Marengo Park, Section "C", as shown on the plat of the same of record in Plat Book 1130, Page 21, in the Register's Office for Davidson County, Tennessee, and described according to a survey made by Campbell McRae Surveying Co., dated June 2, 1992, as follows:

Beginning at an iron pin in the Westerly margin of Rainbow Road, at a point which is 36 feet 6 inches Southerly from the common corner of Lots 32 and 33; thence Westerly 218 feet 6 inches to a point, said point being 28 ½ inches South of the common rear corner of Lots 33 and 32 on said plan; thence Northerly with the Westerly line of Lots 32 and 33, 52 feet to an iron pin; thence Easterly 223 feet 6 inches to an iron pin in the Westerly margin of Rainbow Road; thence with the margin of the same, Southerly 65 feet to the point of beginning.

Being the same property conveyed to TALOR HAMMONTREE FRANKLIN, married, by Quitclaim Deed from John L. Tate and wife, Anita G. Tate, dated June 24, 2022, and of record in Instrument No. 20220701-0076874, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to John L. Tate, Anita G. Tate and

Talor A. Hammontree, joint tenants with right of survivorship by Warranty Deed from Robert A. Goff and wife, Margaret M. Goff, dated June 12, 2020, and of record in Instrument No. 20200618-0064506, in the Register's Office for Davidson County, Tennessee. Talor A. Hammontree is one and the same person as Talor Hammontree Franklin.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **3623 RAINBOW PLACE, NASHVILLE, TN 37204**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 1130, Page 21, and any and all restrictions, existing roadways, easements and rights-of-way of record.

AND I, ALEXANDER JACE FRANKLIN, husband of the said TALOR HAMMONTREE FRANKLIN, for the above consideration, do hereby join in this conveyance and by these presents do transfer and convey unto Grantees, as tenants by the entirety, their heirs and assigns, all right, title, interest and claim which I may have in and to the above described tract or parcel of land by virtue of the marital laws of the State of Tennessee or otherwise.

POSSESSION shall be given on or before May 11, 2024 at 8:00 P.M.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 8th day of May, 2024.

TALOR HAMMONTREE FRANKLIN

ALEXANDER JACE FRANKLIN

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **TALOR HAMMONTREE FRANKLIN and ALEXANDER JACE FRANKLIN**, 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 and official seal at office this 8th day of May, 2024.

NOTARY PUBLIC

My commission expires: _____



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The actual consideration or value, whichever is greater, for this transfer is **$770,000.00.**

AFFIANT

Sworn to and subscribed to before me this 8th day of May, 2024.

NOTARY PUBLIC

My commission expires: _____

