This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-3530-TC

Karen Johnson Davidson County
Batch# 1148980 DEEDWARR
06/20/2024 08:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,768.60
20240620-0046132

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $478,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of June, 2024.

Notary Public
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kelly M. FitzGerald and Emma A. FitzGerald 7428 Harrow Drive Nashville, TN 37221	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	142 02 0 082.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Alan Franks, as delegated Trustee of The Franks Family Revocable Living Trust dated April 18, 2024**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Kelly Michael FitzGerald, and Emma Adrian FitzGerald, husband and wife**, hereinafter called the Grantees, their heirs 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, being Lot No. 123 on the plan of CROSS TIMBERS, SECTION 3, of record in Plat Book 4175, Page 21, Register's Office for said County. Said Lot No. 123 fronts 90.40 feet on the Northerly margin of Harrow Drive and extends back 148.0 feet on the Easterly line and 150.0 feet on the Westerly line to a dead line in the rear, measuring 79.73 feet thereon.

Being the same property conveyed to The Franks Family Revocable Living Trust, by Quitclaim Deed from Gerald R. Franks and wife, Penelope L. Franks, of record in Instrument No. 20240423-0029184, in the Register's Office of Davidson County, Tennessee, dated April 18, 2024 and recorded on April 23, 2024.

Being the same property conveyed to Gerald R. Franks and wife, Penelope L. Franks, by Warranty Deed from David W. Gronefeld and wife, Galena G. Gronefeld, of record in Book 7692, Page 311, in the Register's Office of Davidson County, Tennessee, dated October 31, 1988 and recorded on November 01, 1988.

This is improved property located at: **7428 Harrow Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do

further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 17th day of June, 2024.

GRANTOR:

The Franks Family Revocable Living Trust dated 18, 2024

By: _____, TRUSTEE
Alan Franks, delegated Trustee

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alan Franks, as delegated Trustee of The Franks Family Revocable Living Trust dated April 18, 2024, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of June, 2024.

_____
Notary Public
My Commission expires: 10/24/2027

CAROL SMALL
NOTARY PUBLIC
Orange County
North Carolina
My Commission Expires October 24, 2027

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 17th day of June, 2024.

Affiant Signature
Date 6-18-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of June, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028