Name and Address of New Owner:
James S. Franks and Patricia E. Franks
814 Williamsburg West Drive
Nashville, TN 37221

Send Tax Bills To:
New Owner
7238 Zimmerman Rd
St Paris, OH 43072

Karen Johnson Davidson County
Batch# 1151423 DEEDWARR
06/26/2024 01:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20240626-0047982

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 142-06-0C-027-00

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, **Lilac, Inc, a Tennessee Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James S. Franks, single and Patricia E. Franks, single as joint tenants with right of survivorship**, "the Grantee," the following described real estate in Davidson County, Tennessee:

A Condominium apartment in Davidson County, Tennessee, being Unit No. 19-B of Doral Country Villa, Section 5, a Horizontal Property Regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of the Master Deed of record in Book 5050, Page 93, in the Register's Office of said County, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Lilac Inc., a Tennessee corporation by Warranty Deed from Christopher O'Rear, Heir-at-Law and as Administrator, and Kathryn E. Wilson, Heir-at-Law, and Michael O'Rear, Heir-at-Law of the Estate of Elizabeth B. Gaither, deceased of record as Instrument No. 20240321-0019466 in the Register's Office for Davidson County, Tennessee, dated March 15, 2024 and recorded on March 21, 2024.

Being the same property conveyed to Elizabeth B. Gaither, an unmarried woman, by Quit Claim Deed from Elizabeth Gaither, an unmarried woman, of record in Instrument No. 20140227-0017046, in the Register's Office of Davidson County, Tennessee, dated February 21, 2014 and recorded on February 27, 2014. The said Elizabeth B. Gaither died, intestate, on October 16, 2022; therefore, devising subject property to her heirs at law. See Probate Case No. 22P-2104, as filed in the Davidson County Circuit Court - Probate Division, and also see Affidavit of Heirship of record in Instrument No. 20240314-0017685.

Parcel No. 142-06-0C-027-00
Being also known as 814 Williamsburg West Drive, Nashville, TN 37221

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 on the 21st day of June, 2024.

Lilac, Inc.

By: _____(SEAL)
Dellana Lowhorn, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Dellana Lowhorn, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Authorized Agent of Lilac, Inc., the within named bargainor, and she as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Lilac, Inc., by herself as Authorized Agent.

Witness my hand and seal, at office in Davidson County this 21st day of June, 2024.

Notary Signature

Printed Name: Regina Sullo

My commission expires: _____

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $355,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this 21st day of June, 2024.

_____
Notary Public
My commission expires: 1-26-25
File No. 2024-6972-RS

JAMES K STERLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-26-2025

True Copy Certification

I, Yvette Meldrum, 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 June 24, 2024

Affiant Signature _____

June 24, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 24th day of June 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1.26.25

