Karen Johnson Davidson County
Batch# 1159329 DEEDWARR
07/17/2024 11:53:30 AM 2 pgs
Fees: $13.00 Taxes: $2,090.13
20240717-0053829

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $564,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 10-25-26
(AFFIX SEAL)

MEGAN CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH24-07961

Address of New Owner:	Send Tax Bills to:	Tax Information:
Dalton Frensley and Regina Frensley 500 Elmont Terrace Nashville, TN 37211	NEW OWNER	180-04-0A-007.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and 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, **Sharon C. Powers, a single woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Dalton Frensley and Regina Frensley, husband and wife,** hereinafter called the Grantees, their successors 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. 7 on the Plan of Section One Highland Creek of record in Plat Book 9700, Page (s) 959 and 960, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Valeria J. Brassfield, unmarried by Warranty Deed from Westminster Homes of Tennessee Inc, of record in Instrument No. 20021028-0131835 Register's Office for Davidson County, Tennessee, dated October 17, 2002 and recorded on October 28, 2002.

Being the same property conveyed to Sharon C. Powers, a single woman by Warranty Deed from Valeria J. Brassfield, unmarried of record in Instrument No. 20220901-0098785 Register's Office for Davidson County, Tennessee, dated August 30, 2022 and recorded on September 1, 2022.

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: 500 Elmont Terrace, Nashville, TN 37211

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 seised 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 27th day of June, 2024

Sharon C. Powers

STATE OF TENNESSEE

COUNTY OF Williamson

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

Witness my hand and seal at Brentwood, Tennessee, this 27th day of June, 2024.

Notary Public

My Commission Expires: 01/26/25

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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 July 15, 2024

Affiant Signature

July 15, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of July 2024.

Notary's Signature

MY COMMISSION EXPIRES: 1-26-25

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