Karen Johnson Davidson County
Batch# 1165896 DEEDWARR
08/02/2024 02:56:30 PM 4 pgs
Fees: $23.00 Taxes: $5,239.20
20240802-0059029

WARRANTY DEED *This instrument prepared by*: Christopher J. Thornton, P.C. 1061 Cresthaven Road Memphis, TN 38119 901-758-2580 Cartus File #3529735 *Return to:* Carney Title 400 Overbeck Lane, Suite 101 Nashville, TN 37204 Attn: Pam Autry	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value for this transfer, whichever is greater, is $1,416,000.00 Affiant Subscribed and sworn to me, this 31 day of July, 2024. Notary Public My Commission Expires:
Property Address: 4508 Nebraska Avenue Nashville, TN 37209	**Parcel ID:** 103-04-0-476.00
Property Owner: R. Scott Tucker & Karen L. Tucker, Co-Trustees 4508 Nebraska Avenue Nashville, TN 37209	**Mail tax bills to:** NEW OWNERS

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

THIS INDENTURE is made effective the 31st day of July, 2024, by **MICHAEL E. FRANKE and MARY E. FRANKE, husband and wife,** First Party, for the purpose of conveying the premises described herein to **R. SCOTT TUCKER and KAREN L. TUCKER, Co-Trustees of the R&K Tucker Trust u/a/d August 29, 1995, as amended and restated,** Second Party. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

W I T N E S S E T H:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Party, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Party a certain tract or parcel of land in Lawrence County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 of Block 12 on the Plan of a Part of Sylvan Park of record in Plat Book 332, Page 104, 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 Michael E. Franke and Mary E. Franke, husband and wife, by Warranty Deed dated March 8, 2021 from Eli J. Richardson and Erin M. Richardson, husband and wife, recorded at Instrument No. 20210310-0031297, Register's Office for Davidson County, Tennessee.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

> Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat recorded in Plat Book 332, at Page(s) 104; in the Register's Office of Davidson County, Tennessee.

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 2024, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF*, *the said First Party have hereunder set their hand and seal the day and year first above written.*

Michael E. Franke

Mary E. Franke

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Michael E. Franke**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 3rd day of July, 2024.

Tracy L. Umeda
NOTARY PUBLIC

My Commission Expires: 11/08/2027

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Mary E. Franke**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 3rd day of July, 2024.

Tracy L. Umeda
NOTARY PUBLIC

My Commission Expires: 11/08/2027

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.

Tennessee Certification of Electronic Document

I, Larry N. Westbrook, 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 31, 2024.

Signature – Larry N. Westbrook

Date: August 2, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 2nd day of August, 2024.

Notary Public

My Commission Expires: 9/6/2027

ANNE M PEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY