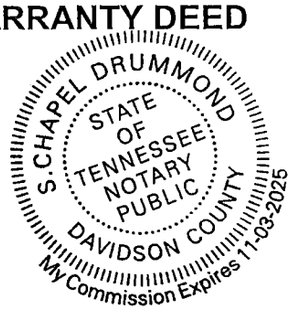
WARRANTY DEED



T-HTH-24-2915

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson
Batch # 1182224
09/16/2024 02:56:42 PM
Fees: $13.00 Taxes: $906.50

Davidson County
DEEDWARR
2 pgs

20240916-0071414

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Greg, LLC	**New Owner**	
(NAME)	(NAME)	**096-14-0-102.00**
26033 Getty Drive # 208		
(ADDRESS)	(ADDRESS)	
Laguna Niguel, CA 92677		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARK KELLY FRANCIS, A SINGLE MAN AND DAVID CRAIG FRANCIS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GREG, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 758, on the plan of Cloverhill Subdivision, Section 9, as of record in Book 2331, Page 44, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot 758 fronts 75 feet on the southeasterly side of Twin Lawn Drive and runs back 206.7 feet on the southwestelry line and 209.4 feet on the northeasterly line to a dead line in the rear, on which it measures 62 feet.

Being the same property conveyed to Wendell Y. Francis and wife, Martha L. Francis by Warranty Deed from William Leon Tubville and wife Johnnie Sue Tubville dated May 8, 1973 and recorded May 9, 1973 in Book 4705, Page 521, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Wendell Y. Francis and wife, Martha L. Francis and David Craig Francis, unmarried and Mark Kelly Francis, unmarried, as joint tenants with right of survivorship by Quitclaim Deed from Wendell Y. Francis and wife, Martha L. Francis, dated October 10, 2003 and recorded October 16, 2003 in Instrument No. 20031016--153453, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Wendell Y. Francis and wife, Martha L. Francis by Quitclaim Deed from David Craig Francis and Mark Kelly Francis, dated March 10, 2013 and recorded March 11, 2013 in Instrument No. 20130311-0023556, said Register's Office.

Wendell Y. Francis having since died on November 18, 2017; leaving Martha L. Francis as tenant by the entirety.

Martha L. Francis having since died intestate on January 6, 2024; her interest in the subject property vested in Mark Kelly Francis and David Craig Francis as her surviving heirs at law as evidenced in Affidavit of Heirship recorded in Instrument No. 20240621-0046606, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2024 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 44, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5194 Page 341, Book 2145, Page 262 and Book 2401, Page 227, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6180, Page 996, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2915 Twin Lawn Dr, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 12th DAY OF SEPTEMBER, 2024.

Mark Kelly Francis

David Craig Francis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARK KELLY FRANCIS, the within named bargainor, 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 official seal, this the 12th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID CRAIG FRANCIS, the within named bargainor, 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 official seal, this the 12th of September, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212