Karen Johnson Davidson County
Batch# 1188480 DEEDWARR
10/01/2024 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20241001-0076167

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P24-7859-WE

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 290,000.00.

Ronnie Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2024.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wild West Realty Group, LLC.	NEW OWNER	
7221 Highway 70 South		142-05-0D-037.00-CO
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Kaye Duke Frensley, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wild West Realty Group, LLC, a Tennessee limited liability company**

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, described as follows:

Unit No. Q-403, in River Plantation, Section Four, a Condominium, a Horizontal Property Regime, located on Todd Preis Drive, Nashville, Davidson County, Tennessee, as shown on the Plat of River Platation, Section Four, Condominium Apartments, recorded in Book 4860, page 17, 18, 19, Register's Office for Davidson County, Tennessee, and described in a Master deed of record at Book 4892, page 440 amended in Book 4956, Page 756, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of river Plantation, Section 4, Condominium Apartments, contain in the Master Deed and The By-laws appended thereto, recorded in Book 4892, page 456, said Register's Office, are incorporated in this deed by reference and made apart hereof as as though copied herein.

Being the same property conveyed to Robert O. Frensley (unmarried) by Warranty Deed from Haury and Smith Contractors, Inc of record in Book 4984, page 271, Register's Office for Davidson County, Tennessee, dated December 31, 1975 and recorded on December 31, 1975.

Being the same property conveyed to John D. Lentz Trustee by Quitclaim Deed from Robert O. Frensley of record in Book 8209, page 43, Register's Office for Davidson County, Tennessee, dated May 15 1988 and recorded on October 3 1990 and within the same deed the said John D. Lentz, Trustee conveyed his interest in the subject property to Wanda Kaye Duke.

Being the same property conveyed to Kaye Duke Frensley and Diane Overstreet Wood, as Trustees of the Kaye Duke Frensley family Trust by Quit Claim Deed from Kaye Duke Frensley, formerly known as Wanda Kaye Duke of record in Book 8559, page 115, Register's Office for Davidson County, Tennessee, dated February 24, 1992 and recorded on February 26, 1992.

Being the same property conveyed to Kaye Duke Frensley, a single person by Quilt Claim Deed from Kaye Duke Frensley, Trustee and Diane Overstreet Wood, Trustee as Trustees of the Kaye Duke Frensley Family Trust of record in Instrument No. 20220311-0028671 Register's Office for Davidson County, Tennessee, dated February 18, 2022 and recorded on March 11, 2022. Power or Attorney of record in Instrument No. 20240919-0072649, Register's Office in Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **999 Todd Preis Drive, Nashville, TN 37221**

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. 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 our hands this the 27 day of Sept, 2024.

Kaye Duke Frensley
by William Duke her Attorney in fact
Kaye Duke Frensley
By: William D. Duke, Jr., Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William D. Duke, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Kaye Duke Frensley**, as her Attorney in Fact, as the free act and deed of the within named **Kaye Duke Frensley**

Witness my hand and official seal this the 27 day of Sept, 2024.

My Commission expires Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 27. 2024.

Affiant Signature

1st day of October, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of October, 2024

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESHONE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028