Karen Johnson
Batch # 1194112
10/16/2024 10:07:28 AM
Fees: $13.00 Taxes: $14,800.00

Davidson County
DEEDWARR
2 pgs

20241016-0080138

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR MILLION AND 00/100 (4,000,000.00) Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11TH DAY OF OCTOBER, 2024. Notary Public MY COMMISSION EXPIRES: 10/4/27 (AFFIX SEAL)

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
SHAUN FRANCIS AND STACY FRANCIS (NAME)	**NEW OWNER** (NAME)	**117 04 0 065.00**
1804 ROSEWOOD AVENUE **NASHVILLE, TN 37212** (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 11th day of October, 2024, the undersigned, **DAPHNE HARDING-SMITH LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **SHAUN FRANCIS AND STACY FRANCIS, A MARRIED COUPLE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1804 ROSEWOOD AVENUE, NASHVILLE, TN 37212** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3-A on the Plan of BELMONT HEIGHTS, SECTION A, as of record in Book 2083, Page 19, Register's Office for Davidson County. Said lot fronts 60 feet on the Northerly side of Rosewood Avenue and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Daphne Harding-Smith LLC, A Tennessee Limited Liability Company, by Warranty Deed from David M. Dunlap, Administrator of The Estate of Mary Burton Dunlap, of record in Instrument No. 20221005-0110006, in the Register's Office of Davidson County, Tennessee, dated September 30, 2022 and recorded on October 05, 2022.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 11th day of October, 2024.

GRANTOR: DAPHNE HARDING-SMITH LLC
BY: DAPHNE HARDING-SMITH
ITS: REGISTERED AGENT

Daphne Harding-Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **DAPHNE HARDING-SMITH** with who I am personally acquainted, and who upon oath acknowledged themself to be the Registered Agent of **DAPHNE HARDING-SMITH LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **DAPHNE HARDING-SMITH LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Registered Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Registered Agent.

WITNESS my hand, at office, on this 11th day of October, 2024.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

GRANTOR: DAPHNE HARDING-SMITH LLC
BY: DAVID W. ADAMS
ITS: REGISTERED AGENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **DAVID W. ADAMS** with who I am personally acquainted, and who upon oath acknowledged themself to be the Registered Agent of **DAPHNE HARDING-SMITH LLC** as identified by record of the Tennessee Secretary of State, and as such, acknowledged that they are authorized to execute the foregoing instrument on behalf of **DAPHNE HARDING-SMITH LLC**, the within named Grantor, a Limited Liability Company duly existing and operating under the laws of the state of Tennessee, and that they in such capacity as said Registered Agent, executed the foregoing instrument for the purposes contained therein, by signing their name on behalf of the Limited Liability Company as Registered Agent.

WITNESS my hand, at office, on this 11th day of October, 2024.

Notary Public

9-8-25
My Commission Expires

GROVER C COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON