THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241049242

Karen Johnson Davidson County
Batch # 1207838 DEEDWARR
11/22/2024 08:38:30 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20241122-0091355

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $775,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of November, 2024.

Notary Public
My Commission Expires:

JACOB THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY MY COMMISSION EXPIRES AUGUST 19, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Hunter Franklin and Julia Franklin 818 Redwood Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 160-02-0-010.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Joseph Bell and Jennifer Bell, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Hunter Franklin and Julia Franklin, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 9, as shown on the map entitled Section Two Forest Acres Subdivision, of record in Plat Book 1424, page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to WILLIAM JOSEPH BELL AND JENNIFER BELL, HUSBAND AND WIFE, by deed from JOHN H. FIELDS AND WIFE, CAMIE TAYLOR FIELDS (FORMERLY CAMIE N. TAYLOR), of record in Instrument No. 20170621-0062281, dated June 12, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 160-02-0-010.00.

Matters shown on the Plan of record in Plat Book 1424, page 17, said Register's Office.

This is improved property located at 818 Redwood Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of November, 2024.

William Joseph Bell

Jennifer Bell
By: William Joseph Bell, Attorney-in-Fact

Jennifer Bell by William Joseph Bell, her 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, William Joseph Bell, 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 for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Jennifer Bell and that he is authorized by Jennifer Bell to execute this instrument on her behalf.

Witness my hand, ~~at office~~, this 20th day of November, 2024.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026