THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-7962-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 635,000.00. D. Smith Affiant
Karen Johnson Batch # 1207920 11/22/2024 10:42:02 AM Fees: $13.00 Taxes: $2,349.50 20241122-0091453 Davidson County DEEDWARR 2 pgs	SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF NOVEMBER, 2024. Notary Public MY COMMISSION EXPIRES: 11-8-27 (AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE JAMES A. WARFIELD DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian T Faulkner	owner	
4400 Belmont Park Terrace #151		131-03-0B-151.00-CO
Nashville, TN 37215		
(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, WE, **Robert Hans Franke, Jr. and Georgeanne Franke Shirling, heirs-at-law of Emily B. Jones (Also known as Emily Ann Franke)**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian T. Faulkner**

HEREINAFTER CALLED THE GRANTEE, HIS 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, being Building Site No. 151 on the Plan of Arden Place, Section Two of record in Plat Book 4675, Page 119, 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 Charles W. Jones and Emily B. Franke, both unmarried by Warranty Deed from Jane C. Gupton, unmarried of record in Instrument No. 20020814-0098440 Register's Office for Davidson County, Tennessee, dated August 09, 2002 and recorded on August 14, 2002.

Being the same property conveyed to Charles W. Jones and spouse, Emily B. Jones by Quitclaim Deed from Charles W. Jones and Emily B. Jones, formerly Emily B. Franke of record in Instrument No. 20090717-0067142 Register's Office for Davidson County, Tennessee, dated July 16, 2009 and recorded on July 17, 2009.

The said Charles W. Jones having died on or about November 17, 2019.

The said Emily B. Jones (also known as Emily Ann Franke) having died on or about February 04, 2024.

Robert Hans Franke and Georgeanne Franke Shirling are the heirs at law of Emily B. Jones. Reference is made to the Affidavit of Heirship recorded herewith.

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 improved property known as **4400 Belmont Park Terrace #151, Nashville, TN 37215**

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 21 day of November, 2024.

Robert Hans Franke, Jr.

Georgeanne Franke Shirling

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 **Robert Hans Franke, Jr. and Georgeanne Franke Shirling,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 21 day of November, 2024.

My Commission expires: 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE