Karen Johnson Davidson County
Batch# 1207983 DEEDWARR
11/22/2024 01:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,089.28
20241122-0091542

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,400.00.

Leah J. Wilschetz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2024.

Notary Public
MY COMMISSION EXPIRES: 12-08-2024
File No. G24-22162

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Leah J. Wilschetz (NAME)	New owner (NAME)	161-11-C-26
365 Yorkshire Circle (STREET ADDRESS)	(STREET ADDRESS)	
Nashville TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Megan Frank, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Leah J. Wilschetz, a single person**, 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, being described as Building "E" Unit No. 503, on the Resubdivision of Lot No. 2, Phase IV, .on the Plan of The Villages of Brentwood, a Planned Unit Development, of record in Plat Book 6900, page 614, Register's Office of Davidson County, Tennessee, to which plat/parcel reference is hereby made for a more particular description.

Being the same property conveyed to Megan Frank, an unmarried woman by Deed dated July 22, 2016 from Jessica F. Mattingly, single woman, recorded July 27, 2016, in Instrument Number 20160727-0077248, Register's Office of Davidson County, Tennessee. Megan Frank is now married. Dusan Mandic joins in this conveyance to convey any interest in said property, particularily his marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 365 Yorkshire Circle, Nashville, TN 37211.

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. Whenever 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 21st day of November, 2024.

Megan Frank

Dusan Mandic

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2024, before me personally appeared Megan Frank and Dusan Mandic, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of November, 2024.

D. TODD SMITH SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-19-2026

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 11/21/24.

Date

Affiant Signature

11/21/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of November, 24.

Notary's Signature

My Commission Expires: January 31st 2026

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON