Karen Johnson Davidson County
Batch# 1230074 DEEDWARR
01/24/2025 01:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20250124-0005728

Name and Address of New Owner:
Glenda K Frank
154 Wicklow Drive
Goodlettsville, TN 37072

Send Tax Statements To:
FirstBank
722 Columbia Ave
Franklin, TN 370641

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-24121640

Map and Parcel: 025 08 0A 098.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John T. Wilson and Anna Partick n/k/a Anna Wilson, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Glenda K Frank, an umarried woman**, hereinafter called the GRANTEE, her 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 Lot No. 98, on the Final Plat, Parkview Preserve, Phase 2, Revision of Lots 93 - 104, of record in Instrument Number 20200320-0030810, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John T. Wilson and Anna Patrick n/k/a Anna Wilson, husband and wife by Special Warranty Deed filed for record on January 12, 2022 In Instrument Number 20220112-0004360, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following Covenants, Conditions and Restrictions of Parview Preserve of record in Instrument Number 20190503-0041704 and as amended in Instrument Number 20200108-0002728 and as supplemented to annex Phase 1B and Phase 2 of record in Instrument Number 20200706-0072345; All matters as set forth per plat of record in Instrument Number 20210811-0108545; Charter of Parkview Preserve Homeowners' Association, Inc. of record in Instrument Number 20190418-0035627; Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument Number 20180629-0062942; Boundary Plat of record in Book 547, page 46 and Instrument Number 20130110-0003257; Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5195, page 443; Ingress-Egress Easement to City of Goodlettsville for building a public road of record in Instrument Number 20130118-0006195; All matters including but not limited to conveyance of roadway as set forth in Book 2014, page 308; All matters including but not limited to a right of way for transmission lines as set forth in Book 3164, page 487; Utility Easement of record in Book 3255, page 507; Easement to Metropolitan Government of Nashville & Davidson County for permanent overhand line easement of record in Book 6113, page 624, said Register's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 154 Wicklow Drive, Goodlettsville, TN 37072

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, her 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 21 day of January, 2025.

John T. Wilson

Anna Wilson

State of Tennessee

County of Knox

Personally appeared before me, John T. Wilson and Anna Wilson with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21 of January, 2025.

Notary Public
My Commission Expires: 7/7/2027

STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $390,000.00.

Affiant Signature

Subscribed and sworn to before me, this 23rd day of January, 2025.

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

Notary Public
My Commission Expires: 3/2/25

CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

January 23, 2025

Affiant Signature

Date: 1-24-25

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 24 day of January 2025

Notary Signature

My Commission Expires

TAMMY SEXTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
04/22/2028
WILSON COUNTY