WARRANTY DEED

Karen Johnson
Batch # 1241864
02/27/2025 11 17 59 AM
Fees $13 00 Taxes $1,110 00

Davidson County
DEEDWARR
2 pgs

20250227-0014650

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000 00

Melvin Keith Gann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Melvin Keith Gann	United Wholesale Mtg.	086-14-OC-015 00
(NAME)	(NAME)	
3911 Dodson Chapel Road, Unit 15	585 South Blvd. E	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ashli D. Kottwitz, Executor for The Estate of Jolene Franks**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Melvin Keith Gann and Deborah Gann, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

A certain condominium unit in Davidson County, Tennessee, described as follows Unit No 15 in a Horizontal Property Regime as shown on the condominium site plan of Villas at Woodhaven as shown as Exhibit A-2 of the Master Deed called Woodhaven Condominiums, which is one in the same as of record in Instrument No 20011005-0108857, and amended as Instrument No 20170524-0051721, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description

Being the same property conveyed to James B Dunn and wife, Carolyn Dunn by Warranty Deed from Patricia Steineman, an unmarried person, dated 08/18/2005, of record in Instrument No 20050829-0103343, Register's Office for Davidson County, Tennessee

The said James B Dunn died on 01/17/2006, leaving the said Carolyn Dunn the sole surviving tenant by the entirety

The said Carolyn Dunn died testate on 01/12/2014, devising subject property to Cheryl Huber and Tonya L Martin and Jordan B Lovelace and Tyler B Lovelace, as evidenced in Case No 14P178, Probate Court Clerk's Office for Davidson County, Tennessee

Being the same property conveyed to Jolene Franks, unmarried by Warranty Deed from Cheryl Huber and Tonya L Martin and Jordan B Lovelace and Tyler B Lovelace, Devisees under the Will of Carolyn Faye Craig Dunn, dated 06/09/2014, of record in Instrument No 20140611-0050846, Register's Office for Davidson County, Tennessee

The said Jolene Franks died testate on 03/08/2024, devising subject property to Ashli D Kottwitz, as evidenced in Case No 24P976, Probate Court Clerk's Office for Davidson County, Tennessee

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record

unimproved ☐

This is improved ☒ 3911 Dodson Chapel Road, Unit 15, Hermitage, TN 37076
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 assigns forever, and we do covenant with the said GRANTEE(S) 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(S), his/her/their 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.

Effective the 21st day of February, 2025.

and The Estate of Jolene Franks

By: _____, Executor
Ashli Kottwitz, Executor

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ashli D. Kottwitz, Executor for the estate of Jolene Franks, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the forgoing instrument for the purposes therein contained

Witness my hand and Official seal this 21st day of February, 2025

_____
Notary Public:
My Commission Expires 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-25-3911-15