WARRANTY DEED

Karen Johnson Davidson County
Batch# 1251526 DEEDWARR
03/25/2025 08:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,676.10
20250325-0022062

File No. BC-25-316

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $453,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2025

Notary Public

MY COMMISSION EXPIRES: 9/16/27
(AFFIX SEAL)

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne Latonis and Chelsea Petersen	New Owner	
(NAME)	(NAME)	075-10-0-060.00
8233 Luree Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076		
(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, I/WE, **ERIK C. FRANEY AND RAYCHEL M. FRANEY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHELSEA PETERSEN, AN UNMARRIED WOMAN, AND ANNE LATONIS, AN UNMARRIED WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 83 on the Plan of Hermitage Estates as of record in Plat Book 3300, Page 70 and 71, in the Register's Office for Said County, Said lot No. Said Lot No. 83 fronts 72 Feet on the West Side of Luree Lane, and runs back 161.8 feet on the North Line and 144.6 feet on the South Line, to a dead line in the rear on which it measures 105.1 feet.

Being the same property conveyed to Erik C. Franey and Raychel M. Franey, husband and wife by Warranty Deed from Derek Vandlen, a married man and Bobby Wilson, a married man of record in Instrument No. 20200331-0034709 Register's Office for Davidson County, Tennessee, dated March 27, 2020 and recorded on March 31, 2020.

This is property more commonly known as 8233 Luree Lane, Nashville, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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 my/our hand this 14 day of February, 2025.

Erik C. Franey

Raychel M. Franey

STATE OF Pennsylvania
COUNTY OF Allegheny

On this 14th day of February, 2025, before me personally appeared Erik C. Franey and Raychel M. Franey, 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 this 14th day of February, 2025.

Notary Signature
My commission expires: August 12, 2028

Commonwealth of Pennsylvania - Notary Seal
AARON GIBSON JR, Notary Public
Allegheny County
My Commission Expires August 12, 2028
Commission Number 1376972

Certificate of Authenticity

I, Joshua A. Terry, 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 2/14/25.

Affiant Signature – Joshua A. Terry

3/24/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 3/24/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27