THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251152857

Karen Johnson Davidson County
Batch # 1360533 DEEDWARR
12/22/2025 12:09:23 PM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20251222-0101439

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $560,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of December, 2025.

Notary Public
My Commission Expires:

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Phillips and Sarah Smith 3506 Kennedy Avenue Nashville TN 37216	New Owner	Tax Parcel ID No. 072 03 0 235.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Charles Ottenlips, now known as, John Franke and Adrienne Franke, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joshua Phillips, unmarried, and Sarah Smith, unmarried, as joint tenants with rights of survivorship** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of "RESUBDIVISION OF PART OF LOT NO. 1 ON THE MAP SHOWING SUBDIVISION OF PART OF EAST NASHVILLE GOLF AND COUNTRY CLUB LANDS as recorded in Plat Book 421, Pages 142, R. O. D. C. Tennessee," of record in Plat Book 6200, Page 152 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 Adrienne Franke, An Unmarried Woman, and John Charles Ottenlips, An Unmarried Man, as Tenants in Common with Rights of Survivorship, by Warranty Deed from Paul Tennison, An Unmarried Man, Hannah Wolfshohl, An Unmarried Woman, and Ervin Wolfshohl, A Married Man, of record in Instrument No. 20210308-0029837, in the Register's Office of Davidson County, Tennessee, dated March 03, 2021 and recorded on March 08, 2021. John Charles Ottenlips, having since married and is now known as John Franke.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF PART OF LOT NO. 1 ON THE MAP SHOWING SUBDIVISION OF PART OF EAST NASHVILLE GOLF AND COUNTRY CLUB LANDS, as recorded in Plat Book 6200, Page(s) 152.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP SHOWING SUBDIVISION OF PART OF EAST NASHVILLE GOLF & COUNTRY CLUB LANDS, as recorded in Plat Book 421, Page 142.

This is improved property located at 3506 Kennedy Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of December, 2025.

John Charles Ottenlips, now known as John Franke

John Charles Ottenlips, now known as John Franke

Adrienne Franke

Adrienne Franke

STATE OF MO)
COUNTY OF St Louis)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Charles Ottenlips, now known as John Franke and Adrienne Franke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of December, 2025.

Adonica LaVette Banks

Notary Public
My Commission Expires: 11/29/2028

ADONICA LANETTE BANKS
Notary Public - Notary Seal
St Charles County - State of Missouri
Commission Number 16400238
My Commission Expires Nov 29, 2028