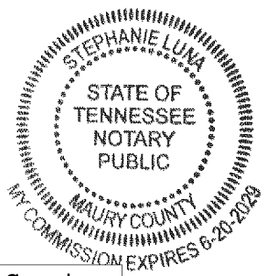
WARRANTY DEED

File #2025101411



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of February, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/20/29
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1378575 DEEDWARR
02/10/2026 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260210-0009943

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nooralhuda Haider Feron	United Wholesale Mtg	133-16-0-091.00
(NAME)	(NAME)	
312 Tampa Drive	585 S. Blvd. E	
(ADDRESS)	(ADDRESS)	
Nashville TN. 37211	Pontiac MI 48341	
(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, **Robert G. Frankum, a married man** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nooralhuda Haider Feron, a single woman** 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:

Being lot No. 36 on the plan of Kenilworth Estates, Section III,as of record in Book 2900, pages 149 and 150, Register's Office for said County.

Said Lot No. 36 fronts 70 feet on the Northeasterly side of Tampa Drive and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Robert G. Frankum, a single person by Warranty Deed from Sarah June Lewis, a Single person of record in Book 5097, Page 953, Register's Office for Davidson County, Tennessee, dated December 15, 1976 and recorded on December 17, 1976.

Deborah Frankum, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his/her marital interest, if any, in subject property

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 2900, Pages 149 and 150, Register's Office for Davidson County, Tennessee.; Restrictions of record in Book 3221, Page 445, in the Register's Office for Davidson County, Tennessee,

unimproved ☐
This is improved ☒ property, known as **312 Tampa Drive, Nashville,TN,37211**

(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 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 our hands this 5th day of February, 2026.

Robert G. Frankum

Deborah Frankum

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Robert G Frankum and Deborah Frankum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she/he/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 5th day of February, 2026

Commission expires:

6/22/26

Notary Public

VANESSA E. ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
2909 Old Fort Parkway Ste 106
Murfreesboro TN 37128

Tennessee Certification of Electronic Document

I, Emma Howard, 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 2/5/2026 (date of document).

Emma Howard
Affiant Signature

2/5/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 5 day of February, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL