398

Karen Johnson Davidson County
Batch # 1441852 DEEDWARR
07/02/2026 01:51:46 PM 3 pgs
Fees: $18.00 Taxes: $2,072.00

20260702-0059964

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of June, 2026.

(Affix Seal) Notary Public

My Commission Expires: 7/3/28

DESIREE D. MAXWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

2026-06-4231

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Lucille King and Robert S. King 4204 Hillsboro Pike #109 Nashville, TN 37215	Liberty FCU 4401 Theater Drive Evansville, IN 47715	Map/Parcel 131-02-0D-009.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Marcia A. Franks, a married woman, and Tonya Franks Wilson f/k/a Tonya M. Franks, a married woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert S. King, a married man, and Lucille King, a single woman, as Joint Tenants with Right of Survivorship** hereinafter called the GRANTEE, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot (Unit) No. 9 in Hillsboro Hall, Phase I, a Private Element Horizontal Property Regime (being the plan of the Village at Hillsboro) located at 4204 Hillsboro Pike, Davidson County, Tennessee, and described in a Declaration of record in Book 11713, page 350, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the lot property, co-owners and tenants of Hillsboro Hall, Phase I, a Private Element Horizontal Property Regime, contained in the Declaration and By-Laws appended thereto, recorded in Book 11713, page 356, and instrument No. 200002020010655, and Plat of record in Book 11700, page 45, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said units also comprise Lots 60, 61 and 62 and a portion of Lot 66, Hollywood Place, recorded in Book 547, pages 85, and 86, and being Lot 1 and a portion of Lot 2, of recorded in Book 9700, page 786, said Register's Office.

Being the same property conveyed to Tonya M. Franks, an unmarried person and Marcia A. Franks, a married person, as joint tenants with the right of survivorship by Warranty Deed from Elizabeth (Betsy) Davis Hughes, Now Known as Elizabeth (Betsy) H. Sloan, a married person of record in Instrument No. 20030827-0124031 Register's Office for Davidson County, Tennessee, dated August 20, 2003 and recorded on August 27, 2003.

The subject property was never the primary residence of Marcia A. Franks or her spouse.

The said Tonya M. Franks has since married and is now known as Tonya Franks Wilson. Christopher Michael Wilson, spouse of Tonya Franks Wilson, joins in this conveyance to convey any right, title and interest he may have in the subject property by virtue of his marriage to Tonya Franks Wilson.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4204 Hillsboro Pike, #109, Nashville, TN 37215.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Effective the 26th day June, 2026.

Marcia A. Franks

Marcia A. Franks

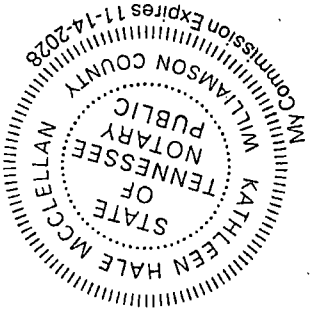
Tonya Franks Wilson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26 day of June, 2026, before me personally appeared Marcia A. Franks and Tonya Franks Wilson, 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, at office, this 26 day of June, 2026.

Notary Signature
My commission expires:



Christopher Michael Wilson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26 day of June, 2026, before me personally appeared Christopher Michael Wilson, 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, at office, this 26 day of June, 2026.

Notary Signature
My commission expires:

