Karen Johnson Davidson County
Batch# 1458872 DEEDWARR
08/12/2026 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20260812-0074331

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me, this August 6, 2026.

Notary Public

My commission expires: 4/22/2029

Crystal Johnson
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Keith H Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road Suite 102
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jared I. Goddard and Cheyenne M Davis	Highlands Residential Mtg.	007-15-0-007.00
1996 Graceland Dr.	850 W. Bethany Dr. Ste. 800	
Goodlettsville, TN 37072	Allen, TX 75013	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Linda N. Frankum, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jared I. Goddard, unmarried and Cheyenne M Davis, unmarried, as joint tenants with right of survivorship

(hereinafter called the "Grantees"), Grantees heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39 on the plan of Section Three, Grizzard Manor of record in Book 4675, Page 40, Registers Office for said county.

Said Lot No. 39 which is a corner lot fronts 244.9 feet on the Westerly margin of Gaylemore Drive and fronts 168.00 feet on the Northerlly Margin of Graceland Drive, Said frontages being joined by a curve having a length of 39.27 feet and extends back 230.1 feet on the Northerly line and 258.8 feet on the broken Westerly line to a point of intersection.

Being the same property conveyed to Edwin Lee Frankum and wife, Linda N. Frankum by Warranty Deed from Frank R. Tinnon Jr and wife, Priscilla B. Tinnon of record in Book 6912, Page 37, Register's Office for Davidson County, Tennessee, dated July 03, 1986 and recorded on July 09, 1986. Edwin Lee Frankum has since died on January 14, 2026, leaving Linda N. Frankum as surviving tenant by the entirety.

This is [X] improved [ ] unimproved property known as 1996 Graceland Dr, Goodlettsville, TN 37072

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, Grantees heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantees is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, Grantees 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 06 day of August, 2026.

Linda N. Frankum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Linda N. Frankum, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that Grantor executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 6 day of August 2026.

Notary Public
My Commission Expires: 02.05.30

PRE-LTC, LLC File No. TN-2603795-7626

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 8/6/2026 (date of document).

Affiant Signature

8/7/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 7 day of August, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County