Karen Johnson Davidson County
Batch# 1464771 DEEDWARR
08/26/2026 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20260826-0079414

Name and Address of New Owner:
Alissa Ruelle
3319 Old Hickory Boulevard #31
Old Hickory, TN 37138

Send Tax Bills To:
~~New Owner~~ NEW AMERICAN FUNDING
2330 COMMERCE PARK DR, NE STE 2
PALM BAY, FL 32905

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 053-12-0B-031-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bank of Frankewing Inc., a Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Alissa Ruelle, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit F4, Old Hickory Townhomes, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Old Hickory Townhomes, of record as Instrument No. 20170526-0052731, and amendment recorded in Instrument No. 20210225-0024144, 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 a portion of the same property conveyed to Siddharth Amin by Warranty deed from Charles W. Pursley, Jimmy R. McClung and Thomas S. Pulley of record in Instrument No. 20170228-0019626 Register's Office for Davidson County, Tennessee, dated February 14, 2017 and recorded on February 28, 2017. Further being a portion of the same property conveyed to Bank of Frankewing by Substitute Trustee's Deed from Timothy P. Underwood, Substitute Trustee of record in Instrument No. 20260416-0031270 Register's Office for Davidson County, Tennessee, dated April 16, 2026 and recorded on April 16, 2026.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2026 and subsequent years taxes are assumed by the Grantees, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 3319 Old Hickory Boulevard #31, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

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IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of July, 2026.

Bank of Frankewing Inc., a Corporation

By: _____
Ben Jackson, Chief Credit Officer/SVP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Notary Public of the state and county mentioned, personally appeared Ben Jackson, Chief Credit Officer/SVP of Bank of Frankewing, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Credit Officer/SVP of Bank of Frankewing, the within named bargainor, a Corporation, and that such Ben Jackson, Chief Credit Officer/SVP of Bank of Frankewing as such Chief Credit Officer/SVP, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as Chief Credit Officer/SVP.

Witness my hand and seal, at office in Nashville, Tennessee this 16th day of July, 2026.

GREG FARRBECTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

_____
Notary Signature

My commission expires: 11.5.29

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of July, 2026.

_____
Notary Signature
My commission expires:

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-5-2029

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Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 July 16. 2026

Affiant Signature

21st day of August, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of August, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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