Karen Johnson Davidson County
Batch# 207210 **DEEDWARR**
03/19/2019 08:40:49 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20190319-0024679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Paula Kay Boals
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: MAY 2, 2022

(AFFIX SEAL)

RYAN TERRY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PAULA K. BOALS	new owner	**091-13-0-304.00**
(NAME) **5904 O'BRIEN AVE.**	(NAME) 3809 Nevada Ave	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DANNY FRALIX, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PAULA K. BOALS, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: KIM

Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of West Nashville Heights, as of record in Book 332, Page 127, Register's Office for Davidson County, Tennessee.

Said Lot No. 73 fronts 50 feet on the northerly side of O'Brien Avenue formerly Grundy Street and runs back between parallel lines 170.00 feet to an alley.

Being the same property conveyed to Mildred T. Burns and Joyce Fralix from Louise Ridge Carroll, unmarried, by deed dated August 16, 1979, of record in Book 5484, Page 368, said Register's Office. Being further conveyed to Mildred T. Burns, unmarried, from Joyce Fralix, unmarried, by Quitclaim Deed dated January 29, 1985, of record in Book 6521, Page 710, said Register's Office. Being further conveyed to Joyce D. Fralix from Harvey Lee Burns, by Quitclaim Deed dated May 31, 1988, of record in Book 7578, Page 983, said Register's Office. The said Dora Joyce Fralix a/k/a Joyce Fralix having since died on March 17, 2018. The Last Will and Testament of Dora Joyce Fralix devised said property to Danny Gerome Fralix. See Docket No. 18P-551, Seventh Circuit Court for Davidson County, Tennessee, Probate Division at Nashville.

Further being the same property conveyed to Danny Fralix, from Danny Fralix, Executor of the Estate of Dora Joyce Fralix, by Quitclaim Deed dated August 24, 2018, of record in Instrument No. 20180827-0084909, said Register's Office.

This conveyance is subject to matters shown on the plan of record in Book 332, Page 127; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Rutherford County, Tennessee.

Joyce D. Fralix and Dora Joyce Fralix are one and the same person.
Danny Gerome Fralix and Danny Fralix are one and the same person.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(X) property, known as 5904 O'BRIEN AVE., NASHVILLE, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-VRES-19-5904

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; 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 my hand this 15 day of March, 2019.

Danny Fralix

DANNY FRALIX

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 **Danny Fralix,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15 day of March, 2019.

My commission expires: **May 2, 2022**

Lee A. Cohen

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON