Karen Johnson Davidson County
Batch# 412789 DEEDWARR
06/10/2020 10:20:30 AM 6 pgs
Fees: $33.00 Taxes: $1,757.50
20200610-0059437

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $475,000.00.

Affiant

Subscribed and sworn before me this the 1st day of June, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
The GJXMI Group, LLC	New Owner	SEE LEGAL DESCRIPTION
401 Center St. Old Hickory, TN 37138		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REX A. FRAZIER, UNMARRIED**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **THE GJXMI GROUP, LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Tract 1 (Map & Parcel: 064 09 0 071.00):
Land in Davidson County, Tennessee, being Lot No. 11, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4122 Main St, Old Hickory, TN 37138

Tract 2 (Map & Parcel: 064 09 0 309.00):
Land in Davidson County, Tennessee, being Lot No. 13, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4124 Main St, Old Hickory, TN 37138

Tract 3 (Map & Parcel: 064 09 0 310.00):
Land in Davidson County, Tennessee, being Lot No. 15, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4126 Main St, Old Hickory, TN 37138
Tract 4 (Map & Parcel: 064 09 0 311.00):
Land in Davidson County, Tennessee, being Lot No. 17, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4128 Main St, Old Hickory, TN 37138

Tract 5 (Map & Parcel: 063 12 0 069.00):
Land in Davidson County, Tennessee, being Lot No. 19, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4130 Main St (Assessor lists this as 4130 South St), Old Hickory, TN 37138

Tract 6 (Map & Parcel: 063 12 0 070.00):
Land in Davidson County, Tennessee, being Lot No. 21, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4132 Main St, Old Hickory, TN 37138

Tract 7 (Map & Parcel: 063 12 0 071.00):
Land in Davidson County, Tennessee, being Lot No. 23, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4134 Main St, Old Hickory, TN 37138

Tract 8 (Map & Parcel: 063 12 0 072.00):
Land in Davidson County, Tennessee, being Lot No. 25, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4136 Main St, Old Hickory, TN 37138

Tract 9 (Map & Parcel: 063 12 0 073.00):
Land in Davidson County, Tennessee, being Lot No. 27, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4138 Main St, Old Hickory, TN 37138

Tract 10 (Map & Parcel: 063 12 0 074.00):
Land in Davidson County, Tennessee, being Lot No. 29, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4140 Main St, Old Hickory, TN 37138

Tract 11 (Map & Parcel: 063 12 0 075.00):
Land in Davidson County, Tennessee, being Lot No. 31, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4142 Main St, Old Hickory, TN 37138

Tract 12 (Map & Parcel: 063 12 0 076.00):
Land in Davidson County, Tennessee, being Lot No. 33, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4144 Main St, Old Hickory, TN 37138

Tract 13 (Map & Parcel: 063 12 0 077.00):
Land in Davidson County, Tennessee, being Lot No. 35, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4146 Main St, Old Hickory, TN 37138

Tract 14 (Map & Parcel: 063 12 0 078.00):
Land in Davidson County, Tennessee, being Lot No. 37, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4148 Main St, Old Hickory, TN 37138

Tract 15 (Map & Parcel: 063 12 0 079.00):
Land in Davidson County, Tennessee, being Lot No. 39, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4150 Main St, Old Hickory, TN 37138

Tract 16 (Map & Parcel: 063 12 0 080.00):
Land in Davidson County, Tennessee, being Lot No. 41, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4152 Main St, Old Hickory, TN 37138
Tract 17 (Map & Parcel: 063 12 0 081.00):
Land in Davidson County, Tennessee, being Lot No. 42, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4154 Main St, Old Hickory, TN 37138

Tract 18 (Map & Parcel: 063 12 0 082.00):
Land in Davidson County, Tennessee, being Lot No. 43, Block "N" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4156 Main St, Old Hickory, TN 37138

Tract 19 (Map & Parcel: 063 12 0 068.00):
Land in Davidson County, Tennessee, being Lot No. 39, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4119 Main St, Old Hickory, TN 37138

Tract 20 (Map & Parcel: 063 12 0 084.00):
Land in Davidson County, Tennessee, being Lot No. 40, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4123 Main St, Old Hickory, TN 37138

Tract 21 (Map & Parcel: 063 12 0 085.00):
Land in Davidson County, Tennessee, being Lot No. 41, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4127 Main St, Old Hickory, TN 37138

Tract 22 (Map & Parcel: 063 12 0 086.00):
Land in Davidson County, Tennessee, being Lot No. 42, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tract 23 (Map & Parcel: 063 12 0 087.00):
Land in Davidson County, Tennessee, being Lot No. 43, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4131 Main St, Old Hickory, TN 37138

Tract 24 (Map & Parcel: 063 12 0 088.00):
Land in Davidson County, Tennessee, being Lot No. 44, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tract 25 (Map & Parcel: 063 12 0 089.00):
Land in Davidson County, Tennessee, being Lot No. 45, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4135 Main St, Old Hickory, TN 37138

Tract 26 (Map & Parcel: 063 12 0 090.00):
Land in Davidson County, Tennessee, being Lot No. 46, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tract 27 (Map & Parcel: 063 12 0 091.00):
Land in Davidson County, Tennessee, being Lot No. 47, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4139 Main St, Old Hickory, TN 37138

Tract 28 (Map & Parcel: 063 12 0 092.00):
Land in Davidson County, Tennessee, being Lot No. 48, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tract 29 (Map & Parcel: 063 12 0 093.00):
Land in Davidson County, Tennessee, being Lot No. 49, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4143 Main St, Old Hickory, TN 37138

Tract 30 (Map & Parcel: 063 12 0 094.00):
Land in Davidson County, Tennessee, being Lot No. 50, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tract 31 (Map & Parcel: 063 12 0 095.00):

Land in Davidson County, Tennessee, being Lot No. 51, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4147 Main St, Old Hickory, TN 37138

Tract 32 (Map & Parcel: 063 12 0 096.00):
Land in Davidson County, Tennessee, being Lot No. 52, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tract 33 (Map & Parcel: 063 12 0 097.00):
Land in Davidson County, Tennessee, being Lot No. 53, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4151 Main St, Old Hickory, TN 37138

Tract 34 (Map & Parcel: 063 12 0 098.00):
Land in Davidson County, Tennessee, being Lot No. 54, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tract 35 (Map & Parcel: 063 12 0 099.00):
Land in Davidson County, Tennessee, being Lot No. 55, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4155 Main St, Old Hickory, TN 37138

Tract 36 (Map & Parcel: 063 12 0 100.00):
Land in Davidson County, Tennessee, being Lot No. 56, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tract 37 (Map & Parcel: 063 12 0 101.00):
Land in Davidson County, Tennessee, being Lot No. 57, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4159 Main St, Old Hickory, TN 37138

Tract 38 (Map & Parcel: 063 12 0 102.00):
Land in Davidson County, Tennessee, being Lot No. 58, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 708 University Ave, Old Hickory, TN 37138

Tract 39 (Map & Parcel: 063 12 0 103.00):
Land in Davidson County, Tennessee, being Lot No. 59, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 4163 Main St, Old Hickory, TN 37138

Tract 40 (Map & Parcel: 063 12 0 104.00):
Land in Davidson County, Tennessee, being Lot No. 60, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tract 41 (Map & Parcel: 063 12 0 105.00):
Land in Davidson County, Tennessee, being Lot No. 61, Block "Q" on the Plan of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being also known as 0 University Ave, Old Hickory, TN 37138

Tracts 1 - 41 being a portion of the same property conveyed to Rex A. Frazier, by deed from Rex A. Frazier, dated 07/18/2019, of record in Instrument No. 20190724-0072664, said Register's Office.

Also being a portion of the same property conveyed to Rex A. Frazier, unmarried, by deed from Velma Evans a/k/a Annie T. Evans, Betty Jo Duffer, Geraldine Garrett, Olene Gilpatrick, Lois Smith, Patricia Hutton, Charles Gilpatrick,Jr., June Luffman, Judy Stephens, Randall Nix, Gary Nix, Loretta Sikes, Heirs of the Estate of Flora L. Gilpatrick, dated 12/10/2004, of record in Instrument No. 20041221-0151743, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 41 parcels in Hadley's Bend City, Old Hickory, TN 37138.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 1st day of June, 2020.

Rex A. Frazier

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rex A. Frazier, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2020.

My commission expires: 7.6.2020

Notary Public

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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