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 $220,000.00.

Affiant

Subscribed and sworn before me this the ____ day of October, 2020.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 492791 DEEDWARR
10/09/2020 08:41:50 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20201009-0117461

WARRANTY DEED

Address of New Owner:
J. Scott Sherrod
202 Hadley's Bend Blvd
Old Hickory, TN 37138

Send Tax Bill to:
New Owner

Tax Information:
Map/Par 063 12 0 065.00
Map/Par 063 12 0 083.00
Map/Par 063 12 0 067.00

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, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEFFREY S. SHERROD, A MARRIED MAN, 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/Par 063 12 0 065.00 - 4113 Main St.):
Land in Davidson County, Tennessee, being Lot No. 36, 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.

Tract 2 (Map/Par 063 12 0 083.00 - 4115 Main St.):
Land in Davidson County, Tennessee, being Lot No. 37, 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.

Tract 3 (Map/Par 063 12 0 067.00 - 4117 Main St.):
Land in Davidson County, Tennessee, being Lot No. 38, 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 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, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4113, 4115, 4117 Main Street, 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.

R. F.

Witness my hand this the 7th day of October, 2020.

Rex A. Frazier

STATE OF TENNESSEE
COUNTY OF Davidson

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 7th day of October, 2020.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY