THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 543311 DEEDWARR
12/29/2020 01:19:23 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20201229-0154245

ADDRESS NEW OWNER
Hollie Lynn Frazier
8009 Boone Trace
Nashville, TN 37221

SEND TAX BILLS TO
New owner

MAP/PARCEL
126150A146.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ALEXIS MORRISON FLOWERS, MARRIED, F/K/A ALEXIS N. MORRISON, AND WILLIAM A. MORRISON, JR., UNMARRIED** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **HOLLIE LYNN FRAZIER, UNMARRIED,** ("Grantee" herein), her heirs and assigns, all of Grantors' right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 235, as shown on the map entitled Section Three Boone Trace At Biltmore, of record in Plat Book 9700, Pages 758 and 759, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ALEXIS N. MORRISON AN UNMARRIED PERSON AND WILLIAM A. MORRISON, JR., AN UNMARRIED PERSON, by deed from IRINA A. COWAN, NOW KNOWN AS IRINA A. COWAN, WILSON, MARRIED, of record in Instrument No. 20160929-0102645, dated September 28, 2016, said Register's Office.

This is improved property known as: 8009 Boone Trace, Nashville, TN 37221

Jack Flowers, IV, spouse of Alexis Morrison Flowers, joins in the execution of this instrument to convey his marital interest in the subject property.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their heirs and assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

Whenever 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 set their hands as of this 18th day of December, 2020.

Alexis M Flowers
ALEXIS MORRISON FLOWERS F/K/A ALEXIS N. MORRISON

William A Morrison Jr by Alexis M Flowers his attorney in fact
WILLIAM A. MORRISON, JR.
BY: ALEXIS MORRISON FLOWERS, HIS ATTORNEY-IN-FACT

JACK FLOWERS, IV

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEXIS MORRISON FLOWERS, F/K/A ALEXIS N. MORRISON AND JACK FLOWERS, IV**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 18th day of December 2020.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ALEXIS MORRISON FLOWERS, F/K/A ALEXIS N. MORRISON**, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **WILLIAM A. MORRISON, JR.** as his duly appointed attorney in fact, and acknowledged that she executed the same as the free act and deed of the said **WILLIAM A. MORRISON, JR.**

Witness my hand and seal at Nashville, TN, this 18th day of December 2020.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$335,000.00.**

Lakin Singleton
Affiant

Sworn to and subscribed before me this 18 day of December, 2020.

Notary Public

My Commission Expires: 6.24.2023

April G. Nichols
State of Tennessee Notary Public
Williamson County