Karen Johnson Davidson County
Batch# 554615 DEEDWARR
01/14/2021 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20210114-0006625

Name and Address of New Owner:
Bryant Urich and Brooke Urich
602 Glenpark Court
Nashville, TN 37217

Send Tax Bills To:
Cross Country Mortgage, LLC
6850 Miller Road
Brecksville, OH 44141
This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 120-090-05800

WARRANTY DEED
This document effective January 11, 2021

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, **Stephanie Frazer, formerly known as Stephanie Epperson, an unmarried woman**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bryant Urich and Brooke Urich, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 5A27 on the plan of Section Five A, Glengarry Park, of record in Book 3300, Page 58, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephanie Epperson, now known as Stephanie Frazer, unmarried, by Warranty Deed from Curtis W. Schriner, an unmarried man, recorded on January 4, 2019, of record in Instrument No. 20190104-0001048, Register's Office for Davidson County, TN.

Being the same property conveyed to Curtis W. Schriner, a single man, by Warranty Deed from Kenneth H. Fox, recorded on July 23, 2015, of record in Instrument No. 20150723-0072509, Register's Office for Davidson County, TN.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of January, 2021.

(SEAL)
Stephanie Frazer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of January, 2021, before me personally appeared Stephanie Frazer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of January, 2021.

Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of January, 2021.

Notary Public
My commission expires: 6/26/2024
File No. 2020-2076

DANA R PARK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-26-2024

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY