Karen Johnson Davidson County
Batch# 618040 DEEDWARR
04/19/2021 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20210419-0051820

Prepared By: Charlton Guffey
Attorney at Law
P.O. Box 904
Jamestown, TN 38556

GENERAL WARRANTY DEED

For good and valuable consideration received We, **RONALD L. HUTCHENS and wife, SUSAN B. HUTCHENS,** do hereby sell and convey unto **JOHN D. FRAZIER and wife, KELLY FRAZIER**, the following described real estate:

Land in Davidson County, Tennessee, being Lot(s) 26, as shown on the map entitled the Plan of Westward Winds, of record in Book 3700, page 32, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Ronald L. Hutchens and wife, Susan B. Hutchens, by deed from Randall S. Fox, married, of record in Book 11559, page 408, dated June 30, 1999, in the Register's Office, Davidson County, Tennessee.

Map 142, Parcel 51

TO HAVE AND TO HOLD unto grantees in fee simple. Grantors covenant lawful seizin and possession, right to convey, and that the land is unencumbered, and will warrant and defend the title thereto against all lawful claims. This 14 day of April, 2021.

Ronald L. Hutchens

Susan B. Hutchens

STATE OF TENNESSEE
COUNTY OF FENTRESS

Before me, the undersigned authority in and for the state and county aforesaid, this day personally appeared **Ronald L. Hutchens and Susan B. Hutchens,** the bargainor, with whom I am personally acquainted and acknowledged the execution of the above deed for the purposes therein contained, as witness my hand and official seal, this 14 day of April, 2021.

NOTARY PUBLIC

My Commission expires:
2/7/2024

KAITLYN S. REAGAN
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY
My Commission Expires

STATE OF TENNESSEE

COUNTY OF FENTRESS

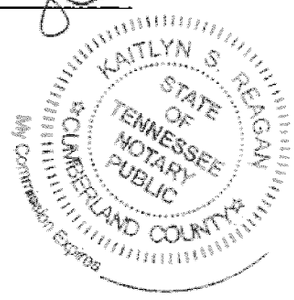
I, or We, hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 14 day of April, 2021.

NOTARY PUBLIC

My Commission expires:
2/7/2024



NAME AND ADDRESS OF PROPERTY OWNER:
John D. Frazier & Kelly Frazier
551 Bellevue Road North
Nashville, TN 37221

PARTY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAX:
SAME AS OWNER

True Copy Certification

I, **PAUL F. SOPER**, 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 DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

