#36199

Name and Address of New Owner:
Louise Eve Frazer
3100 Woodlawn Drive
Nashville, TN 37215
Send Tax Bills To:
Louise Eve Frazer
3100 Woodlawn Drive
Nashville, TN 37215
This Instrument Prepared By:
Stephanie Dodson
Blueprint Title TN
901 Woodland Street
Suite 104
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 632999 DEEDWARR
05/11/2021 10:37:30 AM 4 pgs
Fees: $23.00 Taxes: $4,279.05
20210511-0063185

Map & Parcel No: 117-01-0-039

WARRANTY DEED

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, **David Richard Carlson and Lauren Sims Carlson, a married couple**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Louise Eve Frazer, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being in the 7th Civil District of said County and State, being Lot No. 1 on the Plan of Clark and Dunlap's property on Woodlawn Drive, not of record, described according to a survey made by T.R. Sanford, Surveyor, April 4, 1949, as revised by survey by James A. Hamilton, Surveyor, dated June 14, 1950, as follows:

Beginning on the northerly margin of Woodlawn Drive 559.75 feet east of the easterly line of property conveyed to William A. Beasley, Jr. by deed from Mollie Glennon, et al. of record in Book 1394, Page 187, Register's Office for said county, being the corner of Lots Nos. 1 and 2: thence with the line between said lots, north 0 deg. 09 min. East 339.2 feet to an iron pin; thence south 88 deg. 0 min. east 107 feet, more or less, to the westerly margin of Richland Golf Course property thence with their west line, south 0 deg. 09 min. west 336.3 feet to the northerly margin of Woodlawn Drive; thence with the northerly margin of said Drive, westwardly 110.25 feet, more or less, to the beginning.

Being the same property conveyed to David Richard Carlson and Lauren Sims Carlson, husband and wife by Deed dated May 28, 2010 from Roseann Maikis and Robert Scott Montano, husband and wife, recorded June 2, 2010, in Instrument Number 20100602-0042455, in the Official Records of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 3rd day of May, 2021.

_____(SEAL)
David Richard Carlson

_____(SEAL)
Lauren Sims Carlson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of May, 2021, before me personally appeared David Richard Carlson and Lauren Sims Carlson, 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 3rd day of May, 2021.

_____
Notary Signature
My commission expires: 01/03/2023

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

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 $1,156,500.00, 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
3rd day of May, 2021.

Notary Public
My commission expires: 01/03/2023
File No. 2021-5239-TN

Susie J. Ingram
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 3, 2023

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

