20211411R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00 Affiant Subscribed and sworn to before me, this the 17th day of June, 2021. Notary Public My commission expires: 5/18/24

Karen Johnson Davidson County
Batch# 661394 DEEDWARR
06/22/2021 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20210622-0083742

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
James A. Fraser and Annie O. Fraser, Trustees of The James A. Fraser and Annie O. Fraser Family Trust, dated August 8, 2006	New Owner	**116-02-0-004.00**
202 Wilsonia Avenue		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael Nixon and wife, Melinda Nixon

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James A. Fraser and Annie O. Fraser, Trustees of The James A. Fraser and Annie O. Fraser Family Trust, dated August 8, 2006

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. Easterly 66 feet of Lot No. 8 and the Westerly 104.1 feet front and 114.5 feet rear of Lot No. 9, Block D on the Plan of Hillwood Estates, Blocks "A" "B" "C" "D" and "E" of record in Plat Book 1835, Page (s) 59 and 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lots No. 8 and 9 adjoin and front together 170.1 feet on the Northeasterly margin of Wilsonia Avenue and extends back 212 feet on the Southeasterly line and 200 feet on the Northwesterly line to a broken line in the rear, measuring 170.4 feet thereon.

Being the same property conveyed to Michael Nixon and wife, Melinda Nixon by Quitclaim deed from Wilsonia, LLC of record in Instrument No. 20120918-0084881 Register's Office for Davidson County, Tennessee, dated September 17, 2012 and recorded on September 18, 2012.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 202 Wilsonia Avenue, Nashville, TN 37205.

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 17th day of June, 2021:

Michael Nixon

Melinda Nixon

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

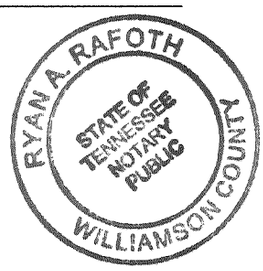
INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Michael Nixon and Melinda Nixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 17th day of June, 2021.

My Commission Expires: 5/18/24

Notary Public



True Copy Certification

I, RYAN RAFOTH, 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 executed and authenticated according to law.

Signature

State of TN

County of WILLIAMSON

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

Notary

BETH THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 02, 2023

My Commission Expires: 10/2/2023