Name and Address of New Owner:
James McCorkle and Kara Frazier
3437 Cobble Street
Nashville, TN 37211

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 673565 DEEDWARR
07/08/2021 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20210708-0092446

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 172 12 0B 313.00

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, **Wayne J. Harper, single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James McCorkle and Kara Frazier, husband and wife, As Joint Tenants,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 524 on the Plan of SECTION THIRTEEN, BRADFORD HILLS, as of record in Plat Book 7900, Pace 661, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wayne J. Harper, a single man, by Warranty Deed from Clarence C. Easterday, a single man, of record in Instrument No. 20190329-0028601, in the Register's Office of Davidson County, Tennessee, dated May 28, 2019 and recorded on March 29, 2019.

This is improved property known as 3437 Cobble Street, Nashville, Tennessee 37211

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 7th day of July, 2021.

_____(SEAL)
Wayne J. Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2021, before me personally appeared Wayne J. Harper, 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, this 7th day of July, 2021.

_____
Notary Signature
My commission expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

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 $380,000.00, 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
7th day of July, 2021.

_____
Notary Public
My commission expires:_____
File No. 2021-2907

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, 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 on July 7, 2021.

Affiant Signature

07-06-21

Date

State of Tennessee
County of Wilson

Personally appeared before me, Lisa P. Chaney, a notary public for this county and state, Todd A Tressler, II, 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: 07-11-2021

NOTARY SEAL LISA P. CHANEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY