Karen Johnson Davidson County
Batch# 681958 DEEDWARR
07/22/2021 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $891.70
20210722-0098886

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2021.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G21-13140

KELLY SLAGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Deborah Hope Smith and Bradley Richard Smith (NAME)	Fairway Independent Mortgage Corporation (NAME)	34-5-85
212 Alta Loma Road (STREET ADDRESS)	4201 Marsh Lane (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Carrollton, TX 75007 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Cameron Frazier, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah Hope Smith and Bradley Richard Smith, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known as follows: Land in Davidson County, Tennessee, being part of Lot 19 on the Plan of Bransford Realty Company's Alta Loma Subdivision as recorded in Plat Book 421, Page 44, of the Davidson County Register's Office, and being more particularly described by survey of Campbell Surveying Co., dated 6/19/81 as follows: Beginning at a point in the new south margin of Alta Loma Drive, being the new northeast corner of this tract, thence in a westwardly direction along a curve to the left a distance of 54.80 feet to the northwest corner of this tract, thence in a southwardly direction along the west line of this tract a distance of 226.60 feet to the southwest corner of this tract, thence in an eastwardly direction along the 226.60 feet to the southwest corner of this tract, thence in an eastwardly direction along the south line of this tract a distance of 50.00 feet, thence in a northwardly direction a distance of 227.20 feet to the point of beginning.

Being the same property conveyed to Cameron Frazier, a single man by Deed dated September 26, 2014 from Florin Dumitrescu and Gina Dumitrescu, husband and wife, recorded September 30, 2014, in Instrument Number 20140930-0089876, in the Register's Office for Davidson County, Tennessee. Cameron Frazier has since married. Jami Frazier joins in this coveyance for the purpsoe of conveying any interest she may have in said property, particularly her marital interet.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2020 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 212 Alta Loma Road, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hand(s) this 16th day of July, 2021.

Cameron Frazier

Jami Frazier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2021, before me personally appeared Cameron Frazier and Jami Frazier, 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 16th day of July, 2021.

Notary Signature
My commission expires: 6/7/26

Preston D Matthews
State of Tennessee Notary Public
Sumner County

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/16/2021 (date of document).

Affiant Signature

7/21/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 21 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY