Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

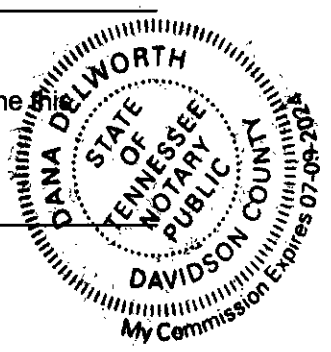
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

Affiant

Subscribed and sworn to before me this 9th day of August, 2021.

Notary Public
My Commission Expires:



Karen Johnson Davidson County
Batch# 696512 **DEEDWARR**
08/12/2021 03:28:14 PM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20210812-0109182

2021-456

Address of New Owner:	Send Tax Bills to:	Tax Information:
Marina Hirschfeld	New Owner	
1116B 2nd Avenue South		105-03-0O-004.00-CO
Nashville, TN, 37210		

WARRANTY DEED

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 hereby acknowledged, we

Kevin Ray Frazier, a single man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Marina Hirschfeld, single woman,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit B of Homes at 1116 2nd Avenue South, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1116 2nd Avenue South, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20181121-0114706, amended in Instrument No. 20181231-0126054, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1116 2nd Avenue South, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20181121-0114706, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Kevin Ray Frazier, a single man by Warranty Deed from City Limits Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190129-0008471 Register's Office for Davidson County, Tennessee, dated January 24, 2019 and recorded on January 29, 2019.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM PACKS-21-1116B

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1116B 2nd Avenue South, Nashville, TN 37210.**

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. 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 our hands this 9th day of August, 2021.

Kevin Ray Frazier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Ray Frazier, 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 and official seal at Nashville, Tennessee, this 9th day of August, 2021.

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY