NEW OWNER:

MILLARD LEE LANE QUAD, LLC
8713 MILLARD LEE LANE
CHATTANOOGA, TN 37416

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 21-0440

Map and Parcel 05309007800

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 761395 **DEEDWARR**
11/29/2021 08:53:56 AM 6 pgs
Fees: $33.00 Taxes: $314.50

20211129-0156748

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Eighty-Five Thousand and 00/100 Dollars ($85,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JAMES FRAZIER and MELISSA JEWELL** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **MILLARD LEE LANE QUAD, LLC, a Tennessee limited liability company and DYLAN WILLIAMS** ("Grantees"), their heirs and assigns, forever, the following tract or parcel of land, located in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

> Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 53A on the Plan of Zone Lot Subdivision, Lots 52 and 53, Phase II, Kimbolton, as shown on the plat of the same of record

in Plat Book 6900, Page 933, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to MARY DENISE FRAZIER, an unmarried woman, by Warranty Deed from MARY L. MONTES, an unmarried woman, dated August 31, 2001, and of record in Instrument No. 20010912-0099517, Register's Office for DAVIDSON County, Tennessee. Mary Denise Frazier is now deceased, having died unmarried and intestate. For further reference to title, see Affidavit of Heirship, of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee, whereby the only heirs at law of Mary Denise Frazier were her two children: James Frazier and Melissa Jewell. * 20211129-0156747

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY more commonly known as 814 TAMARACK SOUTH, MADISON, TENNESSEE 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenants with said Grantees that Grantors is lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 933, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 10th day of November, 2021.

JAMES FRAZIER

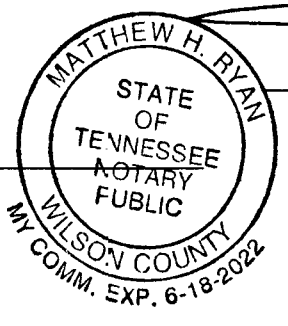
MELISSA JEWELL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES FRAZIER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of November, 2021.



NOTARY PUBLIC

My commission expires: _____

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 10th day of November, 2021.

JAMES FRAZIER

Melissa Jewell

MELISSA JEWELL

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JAMES FRAZIER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of November, 2021.

Beverly Zimmerman

NOTARY PUBLIC

My commission expires: 4.18.2025

STATE OF INDIANA NOTARY SEAL

BEVERLY ZIMMERMAN
Notary Public, State of Indiana
Morgan County
Commission # 699377
My Commission Expires
April 18, 2025

STATE OF Indiana

COUNTY OF Morgan County

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MELISSA JEWELL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of November, 2021.

Beverly Zimmerman
NOTARY PUBLIC

My commission expires: 4-18-2025

BEVERLY ZIMMERMAN
Notary Public, State of Indiana
Morgan County
Commission # 699377
My Commission Expires
April 18, 2025

****

The actual consideration or value, whichever is greater, for this transfer is **$85,000.00**.

Melissa Jewell
AFFIANT

Sworn to and subscribed to before me this 10th day of November, 2021.

Beverly Zimmerman
NOTARY PUBLIC

My commission expires: 4-18-2025

BEVERLY ZIMMERMAN
Notary Public, State of Indiana
Morgan County
Commission # 699377
My Commission Expires
April 18, 2025

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **MELISSA JEWELL**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 10th day of November, 2021.

_____
NOTARY PUBLIC

My commission expires: _____

****

The actual consideration or value, whichever is greater, for this transfer is **$85,000.00.**

_____
AFFIANT

Sworn to and subscribed to before me this 10th day of November, 2021.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-18-2022