Karen Johnson Davidson County
Batch# 812235 DEEDWARR
02/28/2022 10:14:30 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20220228-0022199

Name and Address of New Owner:
James Kyle Grace
125 Westfield Drive
Nashville, TN 37221

Send Tax Bills To:
James Kyle Grace
8719 Lebanon Rd
Mt. Juliet, TN 37122

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

Map & Parcel No: 128 13 0A 125.00

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, **Charles David Frazier and Mary Elizabeth Frazier, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **James Kyle Grace, an unmarried man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Apartment Unit No. 125 of The Westfield Condominiums created under Title 66, Section 27-101, as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6678, Page 771, and amended in Book 6736, Page 110, and further amended in Book 6831, Page 982, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit "C" of said Master Deed. Reference is hereby made to the plat of The Westfield Condominiums set forth as Exhibit "D" of said Amendment to the Master deed of record in Book 6831, Page 982, in said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Charles David Frazier and Mary Elizabeth Frazier, husband and wife, by Warranty Deed from Katy McQuesten, unmarried, of record in Instrument No. 20201014-0119205, in the Register's Office of Davidson County, Tennessee, dated October 09, 2020 and recorded on October 14, 2020.

Being the same property conveyed to Katy McQuesten, by Warranty Deed from Evary L. Cobb Carroll and husband, David P. Carroll, of record in Book 11129, Page 325, in the Register's Office of Davidson County, Tennessee, dated September 28, 1998 and recorded on September 28, 1998.

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 15th day of February, 2022.

Charles David Frazier (SEAL)
Charles David Frazier

Mary Elizabeth Frazier (SEAL)
Mary Elizabeth Frazier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February, 2022, before me personally appeared Charles David Frazier and Mary Elizabeth 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 15th day of February, 2022.

Notary Signature
My commission expires: 6.21.25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Wilson)

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 $260,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James Kyle Grace
(Affiant)

Sworn to and subscribed before me this
15th day of February, 2022.

Christen T Rabe
Notary Public
My commission expires: 4/22/23
File No. 2022-4137-SK



202202280022199

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 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 February 15, 2022.

Affiant Signature

7/14/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 14th day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 06-28-25

NOTARY'S SEAL

