This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

RACHEL GIVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $190,000.00.

Affiant

Subscribed and sworn before me this the 15 day of April, 2022.

Notary Public
My commission expires: July 9, 2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Chieu Khanh Tran and Thuy Kim Dao 100 Wellington Park Court Nashville, TN 37215	New Owner	133-06-0 183.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHARLES DAVID FROST, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHIEU KHANH TRAN AND THUY KIM DAO, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Leonard Heights, as of record in Book 2330, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot fronts 110 feet on the westerly side of Tibbs Drive and runs back 135.2 feet on the northwesterly line and 131.9 feet on the southerly line to a dead line in the rear on which it measures 42 feet.

Being the same property conveyed to Charles David Frost, by deed dated 02/03/2022, from Charles David Frost, Personal Representative for the Estate of Charles Derwood Frost, of record in Instrument No. 20220208-0014493, Register's Office for said County.

Also being the same property conveyed to Charles D. Frost and wife, Bobbie R. Frost, by deed dated 12/04/1986, from Kate R. Wyatt, unmarried, of record in Book 7061, page 256, Register's Office for said County. The said Bobbie R. Frost a/k/a Bobbie Ruth Frost having died on 09/07/2007, vesting the property solely in Charles D. Frost as the surviving tenant by the entirety. The said Charles D. Frost a/k/a Charles Derwood Frost having since died intestate on 12/23/2020; see Davidson County Probate Case No. 21P966 appointing Charles David Frost as the Personal Repersentative of the Estate of Charles Derwood Frost.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3711 Tibbs Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 840280 DEEDWARR
04/18/2022 09:05:34 AM 2 pgs
Fees: $13.00 Taxes: $703.00
20220418-0043878

Witness my hand this the 15th day of April, 2022.

Charles David Frost

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Charles David Frost, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of April, 2022.

My commission expires:

7/9/2024

Notary Public

JOHN C. ELROD
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY