Karen Johnson Davidson County
Batch# 859033 DEEDWARR
05/19/2022 11:05:30 AM 5 pgs
Fees: $28.00 Taxes: $1,058.20
20220519-0058035

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00 Affiant Notary My Commission Expires: 12.21.24 SUBSCRIBED AND SWORN TO BEFORE ME THIS : 5.12.22

ROSEMARY CALCESE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

TRANSFORMATION TITLE AND ESCROW
25 Jefferson Street, Clarksville, Tennessee 37040

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Anthony R. Fragale 150 Jacksonian Dr Hermitage, TN 37076	Mutual of Omaha Mortgage, Inc ISAOA P.O. Box 961292 Fort Worth 76161-0292	074 08 0 236.00

THIS WARRANTY DEED OF REALTY, executed as of May 12, 2022, by **Reed Richard Williams and wife, Kathryn Kim Williams**, (collectively the "Grantor"), for consideration paid, grant to **Anthony R Fragale, a married man, Gretchen Alyssa Brown, a married woman, and Brandon Proctor, a married man**, (collectively the "Grantee").

WITNESSETH:

That Grantors, for a valuable consideration, receipt whereof is acknowledged, have this day bargained and sold and do hereby transfer and convey unto Grantee, to have and to hold to him or her, and to his or her heirs and assigns forever, in fee simple, certain real property situated at 150 Jacksonian Dr, Hermitage, Tennessee, and bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 990 on the Plan of Section Ten & A Resubdivision of A Portion of Hermitage Hills, Section 7, As of Record in Book 3300, Page 63, Hermitage Hills, of record in Book 3600, Page 50, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Reed Richard Williams and wife, Kathryn Kim Williams, by Warranty Deed from Jack T. Dunn, married, of record in Instrument No. 20000404-0033658, in the Register's Office of Davidson County, Tennessee, dated March 31, 2000 and recorded on April 04, 2000.

That Grantors (1) covenants that they are lawfully seized and possessed of and have a perfect right to convey such realty and that it is unencumbered except for (a) 2022 taxes which are prorated and Grantee assumes; and (b) bylaws, covenants, zoning regulations, building restrictions and setback lines, utility and drainage easements and all other matters as shown by record; (2) will forever warrant and defend the title unto Grantee and to his heirs and assigns against all lawful claims; subject, however, to all enforceable restrictions and easements of record; and (3) will give possession of said property with deed.

[SIGNATURE(S) PAGE TO FOLLOW]

In WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

GRANTOR

Reed Richard Williams

STATE OF TENNESSEE :
COUNTY OF Montgomery :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Reed Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this May 12, 2022.

My Commission Expires: 12-21-24

Notary Public

ROSEMARY CALCESE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

In WITNESS WHEREOF, Grantors have executed this deed as of the date written first herein.

GRANTOR

Kathryn Kim Williams

STATE OF TENNESSEE :
COUNTY OF Montgomery :

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named Kathryn Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this May 12, 2022.

My Commission Expires: 12-21-24

ROSEMARY CALCESE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

TRUE COPY CERTIFICATION

I, Philip Calcese, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 5-12-22 (date of document).

PCC 5-12-22

Affiant Signature Date

State of Tennessee

County of Montgomery

Personally appeared before me, Rosemary Calcese, a notary public for this country and state, Philip Calcese, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 12th day of May, 2022

Notary's Signature

My Commission Expires: 12-21-24

Notary Seal

ROSEMARY CALCESE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY