THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440802** Karen Johnson Davidson County Batch# 861967 DEEDWARR 05/24/2022 12:36:30 PM 2 pgs Fees: $13.00 Taxes: $2,257.00 20220524-0060172	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $610,000.00. Affiant Subscribed and sworn to before me, this 16th day of May, 2022. Notary Public My Commission Expires: 4-13-25 VALERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

WARRANTY DEED

Address New Owner: Jacob Lee Price 5024 Regent Drive Nashville TN 37220	Legacy Home Loans, LLC Attn: Final Docs 4004 Hillsboro Pike, Suite 216 B Nashville, TN 37215	Tax Information: Tax Parcel ID No. 146 07 0 080.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brandon Frazier and Anne Frazier, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob Lee Price, an unmarried man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Map of Section One Revised, Crieve Hall Estates of record in Plat Book 1835, Page 122, 123 and 124, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon Frazier and Anne Frazier, husband and wife, by Warranty Deed from Christopher B. Clifton, married, of record in Instrument No. 20170809-0081371, in the Register's Office of Davidson County, Tennessee, dated August 07, 2017 and recorded on August 09, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Revised, Crieve Hall Estates, as recorded in Plat Book 1835, Page(s) 122, 123 and 124.
Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2046, Page 88 and Appointment of Building Committee recorded in Book 2396, Page 437.

This is improved property located at 5024 Regent Drive Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~18~~ 16 KR th day of May, 2022.

Brandon Frazier

Anne Frazier

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon Frazier and Anne Frazier, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ~~18~~ 16 KR th day of May, 2022.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Yvette Meldrum, 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 May 16, 2022.

Affiant Signature _____

May 16, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 16TH day of May 2022.

Notary's Signature

MY COMMISSION EXPIRES: 1-26-25

JAMES K STERLING
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 01-26-2025