THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440435** Karen Johnson Davidson County Batch# 866409 DEEDWARR 06/02/2022 01:00:38 PM 2 pgs Fees: $13.00 Taxes: $1,739.00 20220602-0063862	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $470,000.00. Katie Bradley Affiant Subscribed and sworn to before me this 1st day of June, 2022. Notary Public My Commission Expires: _____ VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2025

WARRANTY DEED

Address New Owner: Douglas H. Frasier and Linda L. Frasier 718 Steeplechase Glasgow, KY 42141	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 117 07 0H 017.00

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, **David Dingler and Cindi H. Dingler, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Douglas H. Frasier and Linda L. Frasier, husband and wife**, ("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 Unit No. 3340 on the Plan of Roderick Square, of record in Plat Book 6250, Page 928, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Roderick Square, a horizontal property regime established by Master Deed and Bylaws of record in Book 6867, Page 385, said Register's Office.

Being the same property conveyed to David T. Dingler and Cindi H. Dingler, husband and wife, by Quitclaim Deed from Larry Dwain Mullins, Successor Trustee of The Mollie Anne Dingler 1994 Vested Trust dated November 23, 1994, of record in Instrument No. 20220602-0063861, in the Register's Office of Davidson County, Tennessee, dated June 1, 2022 and recorded on 6-2-22.

Being the same property conveyed to Larry Dwain Mullins, Successor Trustee of The Mollie Anne Dingler 1994 Vested Trust dated November 23, 1994, by Quitclaim Deed from David T. Dingler and Cindi H. Dingler, husband and wife, of record in Instrument No. 20211223-0169899, in the Register's Office of Davidson County, Tennessee, dated June 30, 2021 and recorded on December 23, 2021.

Being the same property conveyed to David T. Dingler and Cindi H. Dingler, husband and wife, by Quitclaim Deed from Larry Dwain Mullins, Successor Trustee of The Mollie Anne Dingler 1994 Vested Trust dated November 23, 1994, of record in Instrument No. 20210701-0089156, in the Register's Office of Davidson County, Tennessee, dated June 21, 2021 and recorded on July 01, 2021.

Being the same property conveyed to Larry Dwain Mullins, Successor Trustee of The Mollie Anne Dingler 1994 Vested Trust dated November 23, 1994, by Warranty Deed from Robert W. Smith and wife, Deanna D. Smith, f/k/a Deanna F. Dill, of record in Instrument No. 20060302-0024058, in the Register's Office of Davidson County, Tennessee, dated February 28, 2006 and recorded on March 02, 2006.

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 Roderick Square, as recorded in Plat Book 6250, Page(s) 928.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Roderick Square Condominium of record in Book 6867, Page 385 also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Storm Water Detention Agreement as set forth in instrument recorded in Book 6601, Page 519.

This is improved property located at 3340 Hillsboro Pike Nashville TN 37215

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 1st day of June, 2022.

David Dingler

Cindi H. Dingler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Dingler and Cindi H. Dingler, 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 1st day of June, 2022.

Notary Public
My Commission Expires: _____

