WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-160926-DJ

Karen Johnson Davidson County
Batch# 869288 DEEDWARR
06/09/2022 04:08:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20220609-0065985

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-2063

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 31st day of May, 2022

Notary Public

Commission Expires: 5.7.2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark Frazee and Lynsey Stevens 6956 Sunnywood Drive Nashville, TN 37211	Churchill Mortgage Corp. 1749 Mallory Ln. Ste.100 Brentwood, TN 37027	173-09-0A-156.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Bryan Chase Antonik and Kathleen Burklow Antonik, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Frazee and Lynsey Stevens, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 200 on the Plan of Lenox Village II, Section Two, (Formerly Addition to Sugar Valley) RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20030203-0014134, 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 Robert C. Smith and Caroline E. Parks by Warranty Deed from Graeme S. Young and Kerri Anne Frazee, husband and wife of record in Instrument No. 20200102-0000120 Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on January 02, 2020. (Value of consideration shown in aforementioned deed $309,000.00.)

This Instrument executed on behalf of Bryan Chase Antonik ("Principal") by Kathleen Burklow Antonik pursuant to the Power of Attorney of record in Instrument Number 202206090065984, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bryan Chase Antonik and Kathleen Burklow Antonik, husband and wife by Warranty Deed from Robert C. Smith, a single man and Caroline E. Parks, a single woman of record in Instrument No. 20210521-0069218, Register's Office for Davidson County, Tennessee, dated May 19, 2021 and recorded on May 21, 2021. (Value or consideration shown in aforementioned deed $420,000.00.)

FOR INFORMATIONAL PURPOSES ONLY:
Being also known as 6956 Sunnywood Drive, Nashville, Tennessee 37211.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6956 Sunnywood 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 and assigns forever; and we so covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Dated this the ~~31st~~ 27th day of May, 2022.

Bryan Chase Antonik by Kathleen Burklow Antonik, his ATTORNEY-IN-FACT
Bryan Chase Antonik by Kathleen Burklow Antonik, his Attorney-In-Fact

Kathleen Burklow Antonik

STATE OF ~~TENNESSEE~~ NC
COUNTY OF ~~DAVIDSON~~ Erie

On this ~~31st~~ 27th day of May, 2022, before me personally appeared Kathleen Burklow Antonik and Kathleen Burklow Antonik, 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 ~~31st~~ 27 day of May, 2022.

Notary Signature
My commission expires: 12/18/2025

SHAKEYA WARE
Notary Public, State of New York
Reg. No. 01WA6368578
Qualified in Erie County
Commission Expires DECEMBER 18, 2025

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 05/31/2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 05/31/2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 **day of** May, **2022.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM