Karen Johnson Davidson County
Batch# 916850 DEEDWARR
09/15/2022 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,655.75
20220915-0102685

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-4202

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $447,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 9th day of September, 2022

Notary Public

Commission Expires: 7/15/2026

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph R. Colgate and Brenda G. Colgate 1001 Clifton Lane 6 Nashville, TN 37204	New Owner	118-09-0A-006.00-CO

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,

Erin K. Wolf, Executor and Sole Devisee the Estate of George R. Frazier, deceased

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

Joseph Randell Colgate and Brenda Guttman Colgate, Trustees of the Amended and Restatement of the Colgate Trust Agreement dated January 5, 1990 as amdended and restated on March 3, 2021

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 Unit No. 6, together with the appurtenant interest in the common elements of Hawthorne Square Condominiums, a horizontal property regime established by Master Deed of record in Book 6341, Page 640, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed, and being located upon Lot No. 1 on the Plan of Hawthorne Square of record in Plat Book 6250, Page 422, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George R. Frazier, unmarried by Warranty Deed from James F. Fitzpatrick, unmarried of record in Instrument No. 20130830-0091880 Register's Office for Davidson County, Tennessee, dated August 29, 2013 and recorded on August 30, 2013. The said George R. Frazier became deceased on or about January 8, 2022 leaving Last Will and Testament admitted to Probate in Docket No. 22P58, Seventh Circuit Court of Davidson County, Tennessee. Reference is made to the letters testamentary issued, in said court, to Erin K. Wolf, Executrix of the Estate of George R. Frazier, in accordance with the terms of the last will and testament of George R. Frazier.

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: 1001 Clifton Lane, 6, Nashville, TN 37204

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 9th day of September, 2022.

The Estate of George R. Frazier

By: Erin K. Wolf, Executor
Erin K. Wolf, Executor

Erin K. Wolf, Sole Devisee
Erin K. Wolf, Sole Devisee

STATE OF Pennsylvania
COUNTY OF Allegheny

On this 9th day of September, 2022, before me personally appeared Erin K. Wolf, Executor of The Estate of George R. Frazier and Erin K. Wolf as sole devisee 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 9th day of September, 2022.

Notary Signature
My commission expires: 2/1/2026

Commonwealth of Pennsylvania - Notary Seal
DAVID J LANGLEY - Notary Public
Allegheny County
My Commission Expires February 1, 2026
Commission Number 1326642

Certificate of Authenticity

I, Joshua A. Terry, 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 9/9/2022.

Affiant Signature

9/13/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/13/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON