WARRANTY DEED

Karen Johnson Davidson County
Batch# 941795 **DEEDWARR**
11/16/2022 10:25:25 AM 3 pgs
Fees: $18.00 Taxes: $555.00

20221116-0121951

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

GREGG W CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires December 12, 2022
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2022100191

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
HIP Properties LLC		
(NAME)	(NAME)	
211 Ryburn Drive	Same as new owner	135-08-0A-711.00 CO
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SEVENTY THOUSAND AND NO/100 Dollars ($170,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LISA NICHOLE FRAZIER- STRINI, HOWARD THOMAS FRAZIER AND SHEILA MARIE FRAZIER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HIP PROPERTIES LLC**, 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. 711, on the Tract #19 Site Plan, Nashboro Village, of record in Book 5200, page 80, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Nashboro Village Nineteen Condominium, a horizontal property regime established by Master Deed of record in Book 5333, page 957, Register's Office.

Being the same property conveyed to CHRISTINE SCRIVENS, by deed from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, of record as Instrument No. 20111201-0093499, dated November 29, 2011, and corrected as Instrument No. 20120110-0002496, said Register's Office.

CHRISTINE SCRIVENS, UNMARRIED, conveyed said property to CHRISTINE SCRIVENS, UNMARRIED AND NAZARENE FRAZIER, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by Quitclaim Deed of record as Instrument No. 20120723-0064438, dated July 23, 2012, and corrected as Instrument No. 20120824-0076407, said Register's Office.

CHRISTINE SCRIVENS, UNMARRIED AND NAZARENE FRAZIER, MARRIED, further conveyed said property to NAZARENE FRAZIER, MARRIED, by Quitclaim Deed of record as Instrument No. 20190402-0029880, dated March 31, 2019, said Register's Office. The said NAZARENE FRAZIER having since died intestate on or about February 25, 2022 leaving her only heirs at law said property. For further reference see Affidavit of Heirship of record in Instrument No. 20221116-0121950, said Register's Office.

unimproved ☐
~~This is~~ improved ☒ ~~property, known as~~ ~~711~~ 711 Longhunter Ct., Nashville, ~~TN 37217~~
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Executed by our hands this 9th Day of November, 2022.

Howard Thomas Frazier
HOWARD THOMAS FRAZIER

Sheila Marie Frazier
SHEILA MARIE FRAZIER

STATE OF Tennessee
COUNTY OF Davidson

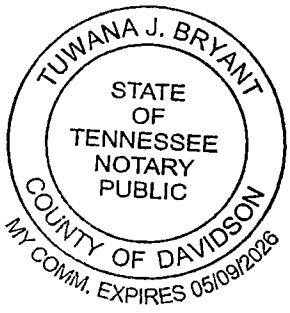
Before me, Tuwana J. Bryant I, , a Notary Public for the above County aad State, do hereby certify that **Howard Thomas Frazier and Sheila Marie Frazie**r personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 8th of November, 2022.

Tuwana J. Bryant
Notary Public

My Commission Expires: 05-09-2026

(SEAL)



Executed by my hand this 9 Day of November 2022.

Lisa Nichole Frazier- Strini

STATE OF _____

COUNTY OF _____

Before Me, _____, a Notary Public for the above COUNTY and STATE, do hereby certify that **Lisa Nichole Frazier- Strini** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 9 of November, 2022.

_____
Notary Public

My Commission Expires: _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California, County of Riverside

On 11-9-22 before me, M. Stingl, Notary Public

personally appeared Lisa Nichole Frazier- Strini

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: M. Stingl

M. STINGL
Notary Public - California
Orange County
Commission # 2314173
My Comm. Expires Nov 28, 2023