Karen Johnson Davidson County
Batch# 948787 DEEDWARR
12/07/2022 11:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20221207-0127596

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF December, 2022

Notary Public

MY COMMISSION EXPIRES: 10/2/2023

(AFFIX SEAL)

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

MST 2022-1597

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Christopher Fraser and Heather Fraser | United Wholesale Mtg. | 062-02-0A-284.00-CO |
| (NAME) | (NAME) | |
| 2961 Steamboat Drive | PO Box 650530 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Dallas, TX 75265 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **Matthew D. Brooker and Lydia G. Brooker, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Martin Fraser and Heather Jean Fraser, 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. 321 on the Plan of Final Plat, River Trace Estates, Phase 1, Sections 4 and 5 of record in Plat Book 9700, Page 409, 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 Matthew D. Brooker and Lydia G. Brooker, husband and wife by Warranty deed from Kifah El Titi and Zaki Abualnail, wife and husband of record in Instrument No. 20180417-0036022 Register's Office for Davidson County, Tennessee, dated April 13, 2018 and recorded on April 17, 2018.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2022, a lien not yet due and payable. Taxes for the year 2022, a lien due and payable, but not delinquent. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 409, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6851, Page 370, as amended in Book 6982, page 747, Register's Office for Davidson County, Tennessee. By-Laws of River Trace Estates of record in Book 6851, Page 390, in the Register's Office for Davidson County, Tennessee. Charter of River Trace Estates Homeowner's Association of record in Book 6851, Page 363, in the Register's Office for Davidson County, Tennessee. Transmission Line Easement of record in Book 1163, Page 342, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 3959, Page 595, in the Register's Office for

Davidson County, Tennessee. Flowage Easement of record in Book 2022, Page 83, in the Register's Office for Davidson County, Tennessee. Grant and indemnity Agreement of record in Book 6583, Page 698 and Book 7030, page 798, in the Register's Office for Davidson County, Tennessee. Easement Agreement of record in Book 7296, Page 484, in the Register's Office for Davidson County, Tennessee.

This property, known as 2961 Steamboat Drive, Nashville, TN 37214
(House Number) (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.

Witness my/our hand(s) this 1st DAY OF DECEMBER, 2022.

Matthew D. Brooker

Lydia G. Brooker

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Matthew D. Brooker and Lydia G. Brooker, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of December, 2022.

Notary Public

My commission expires: 4/24/23

Amelia Swanson
State of Tennessee Notary Public
Williamson County
(SEAL)

## TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 12/1/2022.

D. Shayne Adair

12/5/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 5 day of December 2022.




April D. Wideman
Notary Public
My Commission Expires: 03/07/2026