ADDRESS NEW OWNER AS:
Claudette Clemmons Amonette
327 View Ridge Drive
Goodlettsville, TN 37072

SEND TAX BILLS TO:
New Owner

Map - Group 016-00-0
Parcel 121.00

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 951340 DEEDWARR
12/14/2022 09:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20221214-0129503

THIS DEED OF CONVEYANCE, executed and delivered by **CHET FRAZIER** and wife, **CRISTY M. FRAZIER**, hereinafter called the Grantors, to **CLAUDETTE CLEMMONS AMONETTE**, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 21 on the Plan of Section One, Ridgeview Estates, of record in Book 5200, page 356, Register's Office for Davidson County.

Said Lot No. 21 fronts 260.07 feet on the northwesterly margin of View Ridge Drive and extends back 391.0 feet on the northerly line and 386.3 feet on the southwesterly line to a point.

RESTRICTIONS: The above described property is subject to the Restrictions appearing of record in Record Book 5782, Page 7, re-recorded at Record Book 2782, Page 102, of record in the Register's Office for Davidson County, Tennessee, and to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the Final Plat of Ridgeview Estates, section one, a plat of which appears of record in Plat Book 5200, Page 356, in said Register's Office.

Being the same property conveyed to Chet Frazier and Cristy M. Frazier, husband and wife, by deed from Mary E. Connelly, unmarried, dated December 20, 2019, of record at Instrument 20191223-0132478, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures on the dates indicated in the notary acknowledgements below.

CHET FRAZIER

CRISTY M. FRAZIER

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Chet Frazier** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 9th day of December, 2022.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cristy M. Frazier** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 9th day of December, 2022.

My Commission Expires:_____ NOTARY PUBLIC

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

****

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$393,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 13th day of December, 2022.

My Commission Expires:_____ NOTARY PUBLIC/Register

GARY L. DILLIHA STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 26, 2025

Certificate of Authenticity

I, Gary L. Dillihay, 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 12-13-2022.

Date

Affiant Signature

12-14-2022
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 14th day of December, 2022.

Notary's Signature

My Commission Expires: 2-26-2024
Date

Notary's Seal (if on paper)

RHONDA BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY