Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
22-0451

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES AUGUST 21, 2023

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of December, 2022

Rebecca Moss
Notary Public

Commission Expires: 8-21-2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles David Frazier 356 Solitude Circle Goodlettsville, TN 37072	SAME AS ABOVE	033-06-0A-018.00 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,

Carol Jean Snook, Executrix of The Estate of Charles Randall Smith

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

Charles D. Frazier and Mary E. Frazier, 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. 6 on the Plan of Echo Hill Estates, Section Two, of record in Plat Book 6900, Page 791, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Charles Smith and wife, Dorothy Smith by Warranty Deed from Howard Steven Thompson and wife, Cheryl A. Thompson, dated 6/9/2014 and recorded 6/11/2014 in Instrument No. 20140611-0050704, Register's Office for Davidson County, Tennessee.

The said Dorothy Smith (aka Dorothy Marie Smith) having since died on July 8, 2021, leaving Charles Smith as the surviving tenant

The said Charles Smith (aka Charles Randall Smith) died testate on January 24, 2022. Pursuant to his Last Will and Testament and Order to Probate filed 4/21/2022 in Docket No. 22P362 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), Carol Jean Snook was appointed as Executrix, the Last Will and Testament gives the Executrix authority to sell any real property.

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: 356 Solitude Circle, Goodlettsville, TN 37072.

Karen Johnson Davidson County
Batch# 954867 DEEDWARR
12/27/2022 08:54:24 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00
20221227-0132437

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 uses, 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 19th day of December, 2022.

The Estate of Charles Randall Smith

By: Carol Jean Snook
Carol Jean Snook, Executrix

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Carol Jean Snook, Executrix of The Estate of Charles Randall Smith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 19th day of December, 2022.



Kim Graves
Notary Public
My Commission Expires: 8-20-24