Karen Johnson Davidson County
Batch# 977478 DEEDWARR
03/06/2023 01:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,109.63
20230306-0015992

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

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

File No.: 2023010006

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Reginia Fleming	New Owner c/o InterLinc Mortgage Services, LLC	
(NAME) 4316 Summercrest Blvd. Antioch	(NAME) 5875 N. Sam Houston Pkwy Suite 300	164-06-0A-057.00 CO
(ADDRESS) Antioch, TN 37013	(ADDRESS) Houston, TX 77086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND NO/100 Dollars ($299,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, HOWARD THOMAS FRAZIER, LISA NICHOLE FRAZIER STRINI AND SHEILA MARIE FRAZIER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO REGINIA FLEMING, AN UNMARRIED WOMAN, 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. 57, on the Final Plat of Autumn Glen, Section I, a Condominium Regime, of record in Instrument No. 20020926-0117438, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Autumn Glen, Section 1, a horizontal property regime established by Master Deed of record in Instrument No. 20030929-0143614, said Register's Office.

Being the same property conveyed to NAZARENE JORDAN FRAZIER, by deed from KENYON A. ECHOLS AND WIFE, PATRICE C. ECHOLS, of record in Instrument No. 20171121-0119706, dated November 17, 2017, said Register's Office. NAZARENE JORDAN FRAZIER died intestate on or about February 25, 2022, leaving HOWARD THOMAS FRAZIER, LISA NICOLE FRAZIER STRINI, AND SHEILA MARIE FRAZIER as her only Heirs-at-Law. For further reference, see Affidavit of Heirship of record as Instrument No. 20221116-0121950, said Register's Office.

This property is not and has never been a marital residence for the Grantors.

unimproved ☐
This is improved ☒ property, known as 4316 Summercrest Blvd. Antioch, Unit 601, Antioch, TN 37013
(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 28th Day of February 2023.

Howard Thomas Frazier

Howard Thomas Frazier

Sheila Marie Frazier

Sheila Marie Frazier

STATE OF Tennessee

County OF Davidson

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

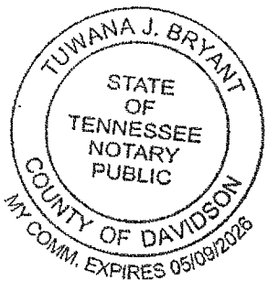
Witness my hand and official seal, this the 28th of February, 2023.

Tuwana J. Bryant

Notary Public

My Commission Expires: 05.09.2026

(SEAL)



Executed by my hand this the 28th Day of February 2023.

Lisa Nichole Frazier Strini

STATE OF Tennessee

County OF Davidson

Before Me Tuwana J. Bryant a Notary Public for the County of Davidson and State of Tennessee, 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 28th of February, 2023.

Notary Public

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

My Commission Expires: 05.09.2026

(SEAL)

Certificate of Authenticity

I, Holly A Mason, 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 2/28/23.

Affiant Signature

2/28/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 28th day of February, 2023.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

My Commission Expires: 11/3/25