WARRANTY DEED

Karen Johnson Davidson County
Batch# 1001039 DEEDWARR
05/09/2023 10 17 14 AM 2 pgs
Fees $13 00 Taxes $1,110 00
20230509-0034426

BS-HT-23-525

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MAY, 2023

Notary Public

MY COMMISSION EXPIRES 07/09/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Honky Tonk Homes, LLC	**New Owner**	
(NAME)	(NAME)	**075-07-0-230.00**
1700 State St #155		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK SCOTT FRAZER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HONKY TONK HOMES, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land situated in Davidson County, Tennessee

Lot 109, Plan of Addition to Rachel's Square, as shown on plat of record in Plat Book 6250, Page 80, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land

Being the same property conveyed to Frank Scott Frazer, an unmarried man by Warranty deed from Patricia Lee LaCroix of record in Instrument No 20091005-0092276 Register's Office for Davidson County, Tennessee, dated October 01, 2009 and recorded on October 05, 2009
Property commonly known as 525 HIGHLAND VIEW DR, HERMITAGE, TN, 37076, USA for informational purposes only

This conveyance is subject to
- Taxes for the year 2023 and susbsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 80, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 6519, Page 512, in the Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **525 Highland View Drive, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 5th DAY OF MAY, 2023

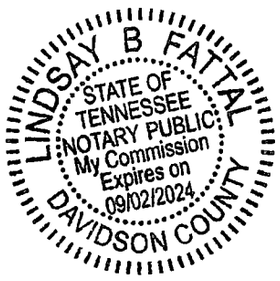
Frank Scott Frazer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK SCOTT FRAZER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 5th of May, 2023

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212