Karen Johnson Davidson County
Batch# 1040411 DEEDWARR
08/21/2023 09:17:30 AM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20230821-0064865

WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of August 2023 by and between **HOWARD DAVIS ADCOCK, JR., Trustee of the HOWARD DAVIS ADCOCK, JR. REVOCABLE TRUST dated December 8, 2022 and WILLIE RANDY RHODES, Trustee of the WILLIE RANDY RHODES, Trustee of the WILLIE RANDY RHODES REVOCABLE TRUST dated December 8, 2022, as equal Tenants in Common,** party of the first part, and **MAYA FRUTIGER and CLAY CAROLAND, as** wife and husband, party of the second part,

WITNESSETH: That for and in consideration of $10.00, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee and being more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

Parcel No. 115 14 0 003.00

Property known as: 6503 Grayson Court, Nashville, TN 37205

Being the same property conveyed to **HOWARD DAVIS ADCOCK, JR., Trustee of the HOWARD DAVIS ADCOCK, JR. REVOCABLE TRUST dated December 8, 2022, and WILLIE RANDY RHODES, Trustee of the WILLIE RANDY RHODES, Trustee of the WILLIE RANDY RHODES REVOCABLE TRUST dated December 8, 2022,** by Quit Claim Deed filed of record in Instrument No. 20110527-0040684 in the Register's Office of Davidson County, Tennessee dated May 26, 2011 and recorderd on May 27, 2011.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her/their heirs and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered except: any and all existing easements, subdivision restrictions, building lines, declarations of covenants, conditions and restrictions and other matters shown on the plats and instruments of record in the Davidson County Register's Office, including plat of record in Plat Book 4060, Page 63 and easement of record in Book 4244, Page 176, as amended in Instrument No. 20050314-0027530; and 2023 Davidson County property taxes not yet due and payable and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature of the said party of the first part the day and year first above written.

Howard Davis Adcock, Jr.
HOWARD DAVIS ADCOCK, JR., TRUSTEE

Willie Randy Rhodes
WILLIE RANDY RHODES, TRUSTEE

STATE OF TENNESSEE
COUNTY OF SHELBY

On this the 17 day of August 2023, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, **HOWARD DAVIS ADCOCK, JR., TRUSTEE OF THE HOWARD DAVIS ADCOCK, JR., REVOCABLE TRUST dated December 8, 2022**, to me known, or proved to be the person described herein and who being first duly sworn, made oath that he executed the foregoing instrument for the purposes therein contained and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

PAUL N. ROYAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. DEC. 30, 2025

STATE OF TENNESSEE
COUNTY OF SHELBY

On this the 17 day of August 2023, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared, **WILLIE RANDY RHODES, TRUSTEE OF THE WILLIE RANDY RHODES, REVOCABLE TRUST dated December 8, 2022**, to me known, or proved to be the person described herein and who being first duly sworn, made oath that he executed the foregoing instrument for the purposes therein contained and as his free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

NOTARY PUBLIC

PAUL N. ROYAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. DEC. 30, 2025

STATE OF TENNESSEE:
COUNTY OF SHELBY:

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $850,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 18th day of August 2023.

NOTARY PUBLIC

TIFFPHANY WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-09-2026

REGISTER'S USE ONLY

Property also known as:
65032 Grayson Court
Nashville, TN 37205

NEW OWNER & SEND TAX NOTICE TO:
Maya Frutiger and Clay Caroland
Same as owner

This instrument prepared by:
James A. Crislip, Jr., Attorney
Crislip, Philip & Royal
5170 Sanderlin Ave., Ste. 201
Memphis, TN 38117
(901) 525-2427
jim@crislipphilip.com

Exhibit "A"

Legal Description

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. 808 on the Plan of West Meade Farms, Inc., Sec. 9, Revised of record in Plat Book 4060, Page 63, 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 W. Randy Rhodes and Howard D. Adcock Jr., by Warranty Deed from James N. Sullivan, unmarried, of record in Instrument No. 20110527-0040684, in the Register's Office of Davidson County, Tennessee, dated May 26, 2011, and recorded on May 27, 2011.

Being the same property conveyed to Howard Davis Adcock, Jr., Trustee of the Howard Davis Adcock, Jr. Revocable Trust dated December 8, 2022 and Willie Randy Rhodes, Trustee of the Willie Randy Rhodes Revocable Trust dated December 8, 2022, as equal Tenants in Common, by Quit Claim Deed from W. Randy Rhodes and Howard D. Adcock Jr., of record in Instrument No. 20230203-0008103, in the Register's Office of Davidson County, Tennessee, dated December 08, 2022, and recorded on February 03, 2023.

Being the same property conveyed to Maya Frutiger, and Clay Caroland from Willie Randy Rhodes, and Howard Davis Adcock, Jr., by Warranty Deed dated August 18, 2023, of record in Instrument _____ or Book _____, Page _____, Register's Office of Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, Tifphany Wilson, 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 August 18, 2023.

Signature
Date: August 18, 2023

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 18th day of August, 2023 personally appeared before me, a notary public for the State aforesaid, Tifphany Wilson, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025