Karen Johnson Davidson County
Batch# 1054864 DEEDWARR
09/28/2023 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.13
20230928-0076012

Prepared By & Return To:
Tennessee Title Services LLC-Brentwo
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1231

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of September, 2023

Notary Public

Commission Expires: 7/6/24

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kimberly Johnson 5025 Hillsboro Pike Unit 17G Nashville, TN 37215	NEW OWNER	131-01-0D-139-00-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,

Amy B. Frazier, an unmarried woman,

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

Kimberly Johnson, 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. 139 also known as Unit 17-G, on the Plan of Georgetown Apartments, a condominium, of record in Plat Book 5200, Page 4, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description, and as established by Master Deed of record in Book 5211, Page 325, amended in Book 5616, Page 133 and Book 6079, Page 516, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Warren Thomas Joseph, unmarried by Warranty deed from Linda Darlene Lowe, unmarried of record in Book 5822, page 300, Register's Office for Davidson County, Tennessee, dated November 20, 1981 and recorded on November 24, 1981.

Being the same property conveyed to Alan L. Saturn, Trustee by Quitclaim Deed from Warren Thomas Joseph of record in Book 6211, page 571, Register's Office for Davidson County, Tennessee, dated November 29, 1983 and recorded on January 10, 1984 and within the same deed the said Alan T. Saturn, Trustee conveyed his interest in the subject property to Warren Thomas Joseph and Katherine L. Joseph.

Being the same property conveyed to Karen Ann Joseph, a married woman by Quitclaim deed from Warren Thomas Joseph of record in Book 6660, page 689, Register's Office for Davidson County, Tennessee, dated August 30, 1985 and recorded on September 19, 1985.

Being the same property conveyed to H. Larry Grissom, unmarried by Warranty deed from Karen Ann Joseph and husband Warren Thomas Joseph of record in Book 8953, page 604, Register's Office for Davidson County, Tennessee, dated May 14, 1993 and recorded on May 19, 1993.

Being the same property conveyed to H. Larry Grissom, unmarried and Joseph T. Grissom, as joint tenants with the right of survivorship and not as tenants in common by Quitclaim deed from H. Larry Grissom unmarried of record in Book 9011, page 357, Register's Office for Davidson County, Tennessee, dated July 9, 1993 and recorded on July 12, 1993. The said Joseph T. Grissom is deceased.

Being the same property conveyed to Amy B. Frazier by Quitclaim deed from Katherine L. Joseph of record in Instrument No. 20011129-0130688, Register's Office for Davidson County, Tennessee, dated November 21, 2001 and recorded on November 29, 2001.

Being the same property conveyed to Amy B. Frazier, an unmarried woman by Warranty deed from H. Larry Grissom, an unmarried man of record in Instrument No. 20010501-0043665 Register's Office for Davidson County, Tennessee, dated April 27, 2001 and recorded on May 1, 2001.

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: 5025 Hillsboro Pike, Unit 17G, Nashville, TN 37215

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 used, 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 26th day of September, 2023.

Amy B. Frazier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 26th day of September, 2023, before me personally appeared Amy B. Frazier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of September, 2023.

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Signature
My commission expires: 7/6/26

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **September 26, 2023**.

Affiant Signature

9/26/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **26** day of **September**, 20**23**.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY