WARRANTY DEED

Karen Johnson Davidson County
Batch# 1057331 **DEEDWARR**
10/04/2023 10 10:08 AM 2 pgs
Fees $13.00 Taxes $1,406 00

20231004-0077962

BS-VR-23-301

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF SEPTEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES 7/9/24

(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)
Thomas Warren	**Guaranteed Rate, Inc.**	
(NAME)	(NAME)	**042-15-0-076-00**
301 E Marthona Rd.	**3940 N. Ravenswood Avenue**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115-4503	**Chicago, IL 60613**	
(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, **MICHAEL GLENN FRAZIER AND TINA C. FRAZIER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS WARREN, AN UNMARRIED MAN,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, begin Lots Nos. 41 to 44, both inclusive, of Block "A" on the Plan of Marthonna Subdivision and Described according to a copy of a survey by J. A. Mefford, surveyor, December, 1937, as follows:

Beginning at a point on the Easterly margin of Marthonna road East, formerly Ezell Road, East, of the common corner of Lots 40 and 41; thence with the line between said lots, Easterly 416 feet to a point; thence Southweardly 100 feet to the corner of Lots 44 and 45; thence with the line between said lots, Westwardly 417.4 feet to the Easterly margin of Marthonna Road, East, thence with the margin of the same, 100 feet to the beginning.

Being the same property conveyed to Michael Glenn Frazier and Tina C Frazier, husband and wife by Warranty deed from Charles R. Martin and Karen Kerley Martin, husband and wife of record in Instrument 20150121-0005761, Register's Office for Davidson County, Tennessee, dated 1/16/2015 and recorded on 1/21/2015.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Easement of record in Book 5666, page 652 and Book 5756, page 618, 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: **301 E Marthona Rd., Madison, Tennessee 37115-4503**.

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 29th DAY OF SEPTEMBER, 2023.

Michael Glenn Frazier

Tina C Frazier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL GLENN FRAZIER, 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 29th of September, 2023

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TINA C. FRAZIER, 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 29th of September, 2023.

Notary Public
My Commission Expires. _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

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