Karen Johnson Davidson County
Batch# 1091693 DEEDWARR
01/22/2024 01:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20240122-0003360

ADDRESS NEW OWNER: Nicholas Fragakis
Kylie Wright
3118 Stafford Drive
Nashville, TN 37214

SEND TAX BILL TO: New American Funding
1795 International Way
Idaho Falls, ID 83402

MAP-PARCEL NOS. 085-07-0-066.00

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004
(NO TITLE INSURANCE ISSUED BY PREPARER)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Phillip R. Carter, Sr. and Pamela J. Carter, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Nicholas Austin, Fragakis, a single person, and Kylie Marie Wright, a single person, as joint tenants with right of survivorship** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 210 on the Plan of Section Four, Stanford Country Club Estates of record in Plat Book 2900, Page (s) 83 and 84, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip R. Carter, Sr., and wife, Pamela J. Carter, from P.E. Brown and wife, Polly E. Brown, by Warranty Deed recorded on August 2, 1993, in Book 9032, Page 466, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3118 Stafford Drive, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 2900, Pages 83 and 84, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 3066, Page 219 and as amended in Book 3127, Page 370, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12th day of January 2024.

Phillip R. Carter, Sr.

Pamela J. Carter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Phillip R. Carter, Sr. and Pamela J. Carter, husband and wife ,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 12th day of January 2024.

CINDY C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $535,000.00.

MARIA SOL PANOZZO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WASHINGTON

Affiant

Subscribed and sworn before me this 12th day of January 2024.

Maria Sol Panozzo
Notary Public
My Commission Expires: 3.2.26

File No. 2401-001

Tennessee Certification of Electronic Document

I, Maria Sol Panozzo, 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 01/12/2024 (date of document).

Maria Sol Panozzo
Affiant Signature

January 12, 2024
Date

State of Tennessee

County of Washington

Sworn to and subscribed before me this 12th day of Januarv, 2023.

Raudi E. Kish
Notary's Signature

MY COMMISSION EXPIRES: 10/30/2027

NOTARY'S SEAL

