Karen Johnson
Batch # 1103235
02/21/2024 10:48:41 AM
Fees: $22.00 Taxes: $0.00

Davidson County
DEEDWARR
4 pgs

20240221-0011845

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CERTIFICATION # 00014921

I, Sherry Anderson, Register of Deeds, hereby certify this is a true and perfect copy of Instrument Number, 03532408, Book Number, 2758, page(s), 692, recorded in this office as a DEED from FRAZIER KRISTY N, FRAZIER FRANK to QUARLES JAMES R, QUARLES CAROL F.

Witness the Official Signature and Seal this 15th day of February 2024.

Sherry Anderson, Register

Christy McCandless

Deputy Register

WILLIAMSON CO. REGISTER OF DEEDS
AGRICULTURE
COMMERCE
FRANKLIN, TN

BK 2758 PG 692

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20213**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $410,500.00. Affiant Subscribed and sworn to before me, this 14th day of MARCH, 2003. Notary Public My Commission Expires:

MAIL

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

WARRANTY DEED

Address New Owner: Mr. and Mrs. James R. Quarles 2742 Rock Wall Road Nashville, TN 37221	**Send Tax Bills To:** SunTrust Mortgage, Inc. P.O. Box 57028 Irvine, CA 92619-70283	**Tax Information:** MAP 6F GROUP B PARCEL 8.0

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, KRISTY N. FRAZIER, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JAMES R. QUARLES AND WIFE, CAROL F. QUARLES ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Williamson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2742 Rock Wall Road, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of MARCH, 2003.

KRISTY N. FRAZIER

FRANK FRAZIER, BY: KRISTY N. FRAZIER, ATTY-IN-FACT
ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, KRISTY N. FRAZIER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of MARCH, 2003.

My Commission Expires: _____

Notary Public

WILLIAM T. CHAPMAN, IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 30, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

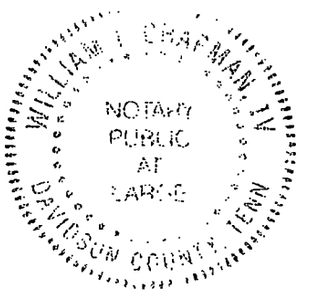
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTY N. FRAZIER, with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for the said FRANK FRAZIER and is authorized by the said FRANK FRAZIER to execute this instrument on HIS behalf.

Witness my hand, at Office, this 14th day of MARCH, 2003.

My commission expires:

_____

Notary Public



My Commission Expires SEPT. 30, 2006

EXHIBIT "A"

Land in Davidson and Williamson County, Tennessee, being Lot No. 210 on the Plan of Horseshoe Bend Phase II B, as of record in Plat Book 6200, page 918, Register's Office for Davidson County, Tennessee and in Plat Book 13, page 90, Register's Office for Williamson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kristy N. Frazier, married by deed from Michael J. Pagnani and wife, Kelly J. Pagnani of record in Book 11368, page 133, Register's Office for Davidson County, Tennessee and in Book 1808, page 301, Register's Office for Williamson County, Tennessee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 583, page 415, amended in Book 625, page 963, Book 583, page 894, re-recorded in Book 584, page 891, amended and restated in Book 697, page 256, amended in Book 825, page 4, (WMS), Book 900, page 815, Book 1275, page 68, Book 1729, page 513, corrected in Book 1893, page 247, amended in Book 2044, page 997 (WMS); and Book 7374, page 956, Book 8003, page 507, Book 8345, page 910, Book 9618, page 414. Book 11131, page 676, Book 11621, page 988, and Instrument No. 20000820082707 (D); (3) Easements of record in Deed Book 99, pages 421 and 572, Deed Book 111, page 535, Deed Book 158, page 270, Book 786, pages 79 and 83, Book 827, page 893, (WMS); and Book 9216, page 452, (D); and (4) All matters appearing on the Plan of record in Plat Book 6200, page 918, (D); and Plat Book 13, page 90, (WMS), said Register's Office.

State of Tennessee, County of WILLIAMSON
Received for record the 20 day of
MARCH 2003 at 9:42 AM. (RECH 532408)
Recorded in official records
Book 2758 Pages 692- 694
Notebook 71 Page 311
State Tax $ 1518.86 Clerks Fee $ 1.00,
Recordins $ 17.00, Total $ 1536.86.
Register of Deeds SADIE WADE
Deputy Register JENNY LANEY