Karen Johnson Davidson County
Batch# 1132435 DEEDQC
05/08/2024 01:49:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240508-0033970

Prepared By:	Record and Return To:	New Owner Name and Tax Mailing Address:
VidmarLaw, LTD John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Stewart 500 N Broadway, Suite 900 St. Louis, MO 63102	Melissa Denise Frazier and Vincent Lamar Frazier 4869 Peppertree Drive Antioch, TN 37013-1626

Order Number: VISACF24679606

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Melissa Denise Frazier, married to Vincent Lamar Frazier,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Melissa Denise Frazier and Vincent Lamar Frazier, a married couple,** as joint tenants with rights of survivorship, whose address is 4869 Peppertree Drive, Antioch, TN 37013-1626, all the Grantor(s) interest in the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 123 on the Plan of Section 14, Peppertree Forest of record in Plat Book 7900, Page 501, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Numbers: 165-14-0-146.00
Street address of property: 4869 Peppertree Drive, Antioch, TN 37013

Prior Instrument Reference by which Grantor(s) acquired title: Instrument Number

20151021-0107074, in the Register's Office, Davidson County, Tennessee.

Signed this 2nd day of May, 2024

Signature of Grantors:

Melissa Denise Frazier

Vincent Lamar Frazier

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 2nd day of May, 2024, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Melissa Denise Frazier and Vincent Lamar Frazier, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

County Parcel Number: 165-14-0-146.00
Street address of property: 4869 Peppertree Drive, Antioch, TN 37013

Melissa Denise Frazier Oath of Consideration

I or we, Vincent Lamar Fraizer, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 2nd day of May, 2024

Signatures of Affiant(s):

Melissa Denise Frazier

Vincent Lamar Frazier

Sworn and subscribed before me this 2nd day of May, 2024.

Notary Public

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

EXHIBIT A

The following described real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Section 14, Peppertree Forest of record in Plat Book 7900, Page 501, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

And being the same property conveyed to Melissa Denise Frazier, by the instrument dated 10/09/15 in Document Number 20151021-0107074 in the Office of the Register of Davidson County, Tennessee.

Parcel No: 165-14-0-146.00

The tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Tennessee Certification of Electronic Document

I, Cheri Hackethal, 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 MAY 2, 2024 (date of document).

Cheri Hackethal
Affiant Signature

MAY 2, 2024
Date

State of Missouri

County of St. Louis

Sworn to and subscribed before me this 2nd day of May, 2024.

Piere Shaun Brown
Notary's Signature

MY COMMISSION EXPIRES: May 25, 2026

NOTARY'S SEAL

PIERE SHAUN BROWN
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis City County
My Commission Expires: May 25, 2026
Commission #22515097