Karen Johnson Davidson County
Batch# 1179237 DEEDWARR
09/09/2024 12:53:30 PM 4 pgs
Fees: $23.00 Taxes: $555.00
20240909-0069272

WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF September, 2024

Notary Public

MY COMMISSION EXPIRES: 9/30/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronardo Stewart	New Owner	
(NAME) 1013 Summerset Ct.	(NAME)	162-09-0C-706.00-CO
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lisa Nicole Frazier-Strini, Sheila Marie Frazier, and Howard Thomas Frazier**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronardo Stewart**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/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. B, located on Lot No. 17, as shown on the map entitled the Plan of Cedarwood Condominiums, Phase III, (Revised) of record in Plat Book 5200, Page 349, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Howard Thomas Frazier, Lisa Nichole Frazier Strini and Sheila Marie Frazier, by virtue of that certain Affidavit of Heirship Deed dated November 9, 2022, and being of record at Instrument No. 20221116-0121950 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Nazarene Jordan Frazier, a married woman by virtue of Quit Claim Deed dated May 28, 2020 at Instrument No. 20210121-0008937 in the said Register's Office.

Sellers warrant that this property is not their primary residence, and that said property has been used for investment purposes only.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 706 Apple Ct. Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 6th day of September, 2024.

Lisa Nicole Frazier-Strini

Lisa Nicole Frazier-Strini

Sheila Marie Frazier

Sheila Marie Frazier

Howard Thomas Frazier

State of Tennessee
County of Rutherford

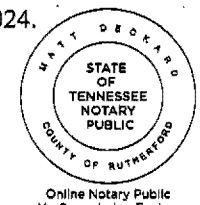
Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, Lisa Nicole Frazier-Strini and Sheila Marie Frazier, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notarized online using audio-video communication

Witness my hand, at office, this 6th day of September 2024.

Notary Public

My Commission Expires: 5/16/2027



Online Notary Public
My Commission Expires
May 16, 2027

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Howard Thomas Frazier**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of September, 2024.

Notary Public

My Commission Expires: _____

Witness my hand this 6th day of September, 2024.

Lisa Nicole Frazier-Strini

Sheila Marie Frazier

Howard Thomas Frazier

State of Tennessee
County of Davidson

Appeared via audio/video communication before me, the undersigned authority, a Notary Public for said county and State, Lisa Nicole Frazier-Strini and Sheila Marie 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 such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September 2024.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Howard Thomas Frazier**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of September, 2024.

Jacqueline G Brown
Notary Public

My Commission Expires: 11-3-25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 6 2024.

Affiant Signature

9/6/24

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 6 day of September 2024

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026