Karen Johnson Davidson County
Batch# 1216049 DEEDWARR
12/13/2024 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20241213-0097002

WARRANTY DEED

MYERS-H24303

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 9th DAY OF December, 2024.

(Affix Seal) Notary Public

My Commission Expires: 11/15/2028

TIARRA GRAYMAN
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Katherine E. Myers, a single woman	New Owner	172-12-0D-469.00-CO
8250 Persia Way		
Nashville, TN 37211		

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, I/we, JOELLE FRASCA AND WIFE, JOEY FRASCA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto KATHERINE E. MYERS, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 515 on the Plan of Final Subdivision Plat of Town Center Homes at Lenox Village, Section III of record in Plat at Instrument No. 20060118-0006550, in the Register's Office for Davidson
County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joelle Frasca and wife, Joey Frasca by Warranty Deed from Melissa Waldron, unmarried of record in Instrument No. 20160606-0056618 Register's Office for Davidson County, Tennessee, dated June 03, 2016 and recorded on June 06, 2016.

( ) unimproved
This is (X) improved property known as 8250 Persia Way, Nashville, Tennessee 37211 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 9 day of December, 2024 :

Joelle Frasca

Joey Frasca

STATE OF ~~Tennessee~~ Utah

COUNTY OF Salt Lake

Personally appeared before me, Julie Shaw, a Notary Public in and for said County and State, the within named JOELLE FRASCA AND JOEY FRASCA, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Salt Lake, Utah, this 9 day of December, 2024.

Notary Public

My Commission Expires: 11/1/24

JULIE SHAW
NOTARY PUBLIC · STATE OF UTAH
COMMISSION# 739394
COMM. EXP. 11-01-2028

Certificate of Authenticity

I, Joshua A. Terry, 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 12/9/24.

Affiant Signature – Joshua A. Terry

12/11/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/11/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27