Karen Johnson Davidson County
Batch# 1216139 DEEDWARR
12/13/2024 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $928.70
20241213-0097151

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $251,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13 DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(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
Derek James Nash and Maryellen Nash	New owner	
(NAME)	(NAME)	
1018 Brookstone Blvd.		135160B02700CO
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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 Nichole Frazier-Strini, Sheila Marie Frazier, and Howard Thomas Frazier**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derek James Nash and Maryellen Nash, Husband and Wife**, HEREINAFTER CALLED THE GRANTEE, 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, TN, being Unit No. 27 on the plan of Woodridge at Nashboro Village, Nashboro Village, Tract 11, of record in Instrument No. 20021120-0143949, (erroneously referred to as Instrument No. 20070213-0018429, in Quit Claim Deed),said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Nazarene J. Frazier, a married woman, by virtue of that certain Quit Claim Deed dated April 1, 2018, and being of record at Instrument No. 20180416-0035791 in the Register's Office of Davidson County, Tennessee. Nazarene J. Frazier having passed on/or about February 25, 2022. by virtue of Last Will and Testament of Nazarene Frazier admitted for probate in the Probate Court of Davidson County, Tennessee at Docket No. 22P733.

Being the same property previously conveyed to Nazarene Jordan Frazier, a married woman and Lisa N. Frazier, an unmarried person by virtue of Warranty Deed dated February 12, 2007 at Instrument No. 20070213-0018429 in the said Register's Office.

Grantors warrant that the above described property has never been used as their primary residence.

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

This is unimproved / improved x property, known as 454 Flintlock Ct. Nashville, TN 37217
(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 12th day of December, 2024.

Lisa Nicole Frazier-Strini

Lisa Nichole Frazier-Strini

Sheila Marie Frazier

Sheila Marie Frazier

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Lisa Nichole Frazier-Strini and Sheila Marie 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 12th day of December, 2024.

Matt Deckard

Notary Public Notarized online using audio-video communication

My Commission Expires: 05/16/2027

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Witness my hand this 12th day of December, 2024.

Howard Thomas Frazier

Howard Thomas Frazier

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 12th day of December, 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 December 13, 2024.

Affiant Signature

12/13/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13 day of December, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY