WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $775,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 12/13/2024. NOTARY PUBLIC MY COMMISSION EXPIRES 11-21-26

Karen Johnson Davidson County
Batch# 1216965 DEEDWARR
12/16/2024 01:59:30 PM 6 pgs
Fees: $33.00 Taxes: $2,867.50
20241216-0097514

ELIZABETH J. BARNES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2024-14066-NASH

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Hollis Frazier Herndon and Kathryn Frazier	Same	072-10-3B-004.00-CO
1035 Fairwin Avenue		
Nashville, TN 37216		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Troy Vennon and Amy Vennon, husband and wife, Ryan H. McGowen and Michelle L. McGowen, husband and wife, and Nicholas B. Ashford and Dorothy Ashford, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hollis Frazier- Herndon, a single man and Kathryn Frazier, a single woman

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 4, as established in Declaration of Covenants, Conditions and Restrictions for 2619 Gallatin Pike Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160826-0089504 and First Amendment recorded in Instrument No. 20180129-0009155, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property

Being the same property conveyed to Troy Vennon, a single man, Amy Elizabeth Heuser, a single woman, and Ryan H. McGowen and Michelle L. McGowen, husband and wife, and Nicholas B. Ashford and Dorothy Ashford, husband and wife by Warranty Deed from Guerrier Development, LLC, a Tennessee limited liability company of record in Instrument No. 20180530-0051659 Register's Office for Davidson County, Tennessee, dated May 21, 2018 and recorded on May 30, 2018. Amy Elizabeth Heuser having since married and is now known as Amy Vennon.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1035 Fairwin Avenue Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on December 12, 2024.

Troy Vennon

Amy Vennon

STATE OF OHIO

COUNTY OF DELAWARE

Personally appeared before me, a Notary Public of said County and State, Troy Vennon and Amy Vennon, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 12, 2024.

Notary Public

My Commission Expires: 12-12-2028

NOTARIAL SEAL STATE OF OHIO

BRANDON J CAMPBELL
Notary Public, State of Ohio
My Commission Expires
December 12, 2028

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on December 5, 2024.

Ryan H. McGowen

Michelle L. McGowen

STATE OF OHIO

COUNTY OF DELAWARE

Personally appeared before me, a Notary Public of said County and State, Ryan H. McGowen and Michelle L. McGowen, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 5, 2024.

Notary Public

My Commission Expires: 12-12-2028



BRANDON J CAMPBELL
Notary Public, State of Ohio
My Commission Expires
December 12, 2028

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on December 12, 2024

Nicholas B. Ashford

Nicholas B. Ashford

Dorothy Ashford

STATE OF NC

COUNTY OF Wake

Personally appeared before me, a Notary Public of said County and State, Nicholas B. Ashford , the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 12, 2024.

Notary Public

My Commission Expires: 02/28/2026

Tiffany Turner-Patterson
Notary Public
Wake County, NC
Commission Expires 02/28/2026

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Dorothy Ashford, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December ____, 2024.

Notary Public

My Commission Expires: _____

File #: 2024-14066-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on December 12, 2024.

Nicholas B. Ashford

Dorothy Ashford

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Nicholas B. Ashford , the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December ____, 2024.

Notary Public

My Commission Expires: _____

STATE OF Florida

COUNTY OF Pinellas

Personally appeared before me, a Notary Public of said County and State, Dorothy Ashford, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.
by means of physical presence
Witness my hand and official seal, this December 12, 2024.

Notary Public

My Commission Expires: 09.15.2027

DAVID ARTHUR BAILEY JR
Notary Public - State of Florida
Commission # HH 444327
My Comm. Expires Sep 15, 2027
Bonded through National Notary Assn.

File #: 2024-14066-NASH

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 12, 2024.

J. Carlton Drumwright

December 12, 2024
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 12, 2024.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY