This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive,
Building 100, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1234163 DEEDQC
02/04/2025 03:12:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250204-0008543

State of Tennessee}
County of Davidson}

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 31st day of Jan, 2025.

Notary Public

My Commission expires 10 / 25 / 2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Herman Douglas & Andrea Frazer
1506 Ocoee Trl
Madison, TN 37115

SEND TAX BILLS TO:
Herman Douglas & Andrea Frazer
1506 Ocoee Trl
Madison, TN 37115

MAP AND PARCEL NUMBER: 06302015100

QUITCLAIM DEED
25NT00066

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Herman Seabrook Douglas, an unmarried man

By these presents do remise, release and **QUITCLAIM** unto

Herman Douglas & Andrea Frazer, as tenants in common with rights of survivorship

Hereinafter called the GRANTEES, their heirs and assigns, all of my interest in a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Nawakwa Hills Powwow Addition, Section III, which is of record in Book 974, Page 25, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to John E. Yeargin, Jr., unmarried by Warranty Deed from Deborah A. Ross, unmarried, dated 05/09/2003, and recorded 05/31/2003 of record in Instrument 20030531-0073787, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to John E. Yeargin, Jr. and Kathy W. Brooksher, unmarried by Quit Claim Deed from John E. Yeargin, Jr., unmarried, dated 09/13/2016 and recorded 09/20/2016, of record in Instrument 20160920-0098664, Register's Office for Davidson County, Tennessee.

The said John E. Yeargin Jr. died on 12/14/2016, leaving the said Kathy W. Brooksher, the sole surviving joint tenant with right of survivorship.

The said Kathy W. Brooksher, died intestate on 09/27/2022, leaving the said Ernest Brooksher, as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed in Instrument No. 20221220-00131569 and Instrument No. 20221220-0131570.

Being the same property conveyed to Herman Seabrook Douglas, an unmarried man from Ernest Brooksher, heir at law of the Estate of Kathy W. Brooksher, by Warranty Deed dated 03/27/2023 and recorded 03/30/2023 in Instrument No. 20230330-0023003, Register's Office of said County.

This is an improved property commonly known as: 1506 Ocoee Trl, Madison, TN 37115-5603

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 our hands this 31 day of January, 2025.

Herman Seabrook Douglas

Herman Douglas

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Herman Douglas,** the within named bargainer, 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 and official seal at office, this 31 day of January, 2025

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Andrea Frazer

Andrea Frazer

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Andrea Frazer,** the within named bargainer, 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 and official seal at office, this 31 day of January, 2025

Notary Public

My Commission expires: 7/3/28.

PATRICK J. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Shawn Stevens 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 1-31-2025 (date of document).

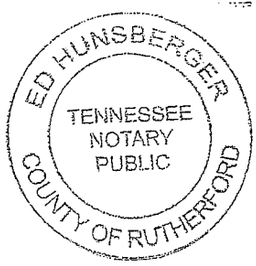
Affiant Signature

Feb 3, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd of February, 2025.

(SEAL)



Notary's Signature
My Commission Expires: 1/25/26