State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$490,000.00**

Affiant

Subscribed and sworn to before me, this the 26th day of March, 2025.

Notary Public

My commission expires: 5-9-26

(AFFIX SEAL)

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY/ RETURN TO:

LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

Karen Johnson Davidson County
Batch # 1252503 DEEDWARR
03/27/2025 10:01:38 AM 2 pgs
Fees: $13.00 Taxes: $1,813.00
20250327-0022914

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CATHERINE ERNEST AND RICHARD ZACHARY CORDER, WIFE AND HUSBAND	**NEW OWNERS**	119-02-0-034.00
211 Desoto Drive		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

SAMUEL FRAWLEY AND JENNA FRAWLEY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CATHERINE ERNEST AND RICHARD ZACHARY CORDER, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot No. 45, as shown on the map entitled Mertie Milwee Property, of record as Plat Book 2331, page 117, 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 SAMUEL FRAWLEY AND JENNA FRAWLEY, by deed from BENJAMIN PATYK, AN UNMARRIED MAN, of record in Instrument No. 20210428-0057041, dated April 26, 2021, said Register's Office.

This is improved property known as 211 Desoto Drive, Nashville, TN 37210.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 26th **day of March, 2025.**

Sam Frawley
SAMUEL FRAWLEY

Jenna Frawley
JENNA FRAWLEY

State of TENNESSEE)
County of DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **SAMUEL FRAWLEY AND JENNA FRAWLEY, HUSBAND AND WIFE,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of March, 2025.

NOTARY PUBLIC
My Commission Expires: 3-24-2027

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY