WARRANTY DEED

Karen Johnson Davidson County
Batch# 1280612 DEEDWARR
06/02/2025 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20250602-0043234

DM-C-25-1306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES DEC 19, 2026

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
Neill Frazier and Christina Frazier	**New Owner**	
(NAME)	(NAME)	**061-16-0-199.00**
1306 McAlpine Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JDUCK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NEILL FRAZIER AND CHRISTINA FRAZIER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 1 on the Plan of Kennedy & Graves Subdivision, a re-subdivision of part of Lots 40 and 42 of record in Plat Book 5210, page 193, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Beginning at an iron pin on the Southwesterly margin of the dedicated right-of-way, along the Southwesterly margin of McAlpine Avenue, thence along said right-of-way, South 59 degrees 36 minutes 24 seconds East 54.24 feet to a monument, thence South 23 degrees 00 minutes 58 seconds West 242.87 feet to an iron pin in the concrete, thence North 14 degrees 19 minutes 17 seconds West 78.26 feet to a monument, thence North 6 degrees 31 minutes 45 seconds East 62.90 feet to a monument, thence North 23 degrees 00 minutes 58 seconds West 120.0 feet to the point of beginning.

Being the same property conveyed to Randy S. Tatel and wife, Joan L. Marco by Warranty Deed from Don Neil Brown and D. Lewis Kempfer, Jr , both unmarried of record in Book 10439, page 222, Register's Office for Davidson County, Tennessee, dated April 30, 1997 and recorded on May 02, 1997.

Being the same property conveyed to Randy S. Tatel, for his sole and separate estate by Quitclaim Deed from Joan Loretta Marco of record in Instrument No. 20020213-0019146 Register's Office for Davidson County, Tennessee, dated January 29, 2002 and recorded on February 13, 2002.

Being the same property conveyed to Jduck, LLC, a Tennessee limited liability company by Warranty Deed from Randy S. Tatel, an unmarried man of record in Instrument No. 20241204-0094157 Register's Office for Davidson County, Tennessee, dated November 26, 2024 and recorded on December 04, 2024.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5210, Page 193, Register's Office for Davidson County, Tennessee.
- Easement Agreement Between Landowners of record in Book 10439, Page 219, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1306 McAlpine Avenue, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF MAY, 2025.

Jduck, LLC

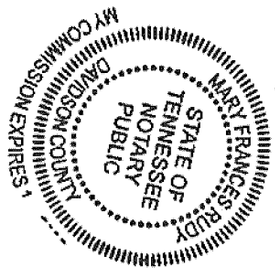
BY: _____
Josh Duckworth
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSH DUCKWORTH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of JDUCK, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of May, 2025.

_____
Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Adde Dilworth, 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 **May 30, 2025**.
Date

Affiant Signature

05/30/2025
Date

State of TENNESSEE
County of **WILLIAMSON**

Sworn to and subscribed before me this **30th** day of **May**, 20**25**

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (of on paper)

ELIZABETH YERGER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026