Karen Johnson Davidson County
Batch# 1293791 DEEDWARR
07/03/2025 01:49:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20250703-0052821

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
Ste. 290
Brentwood, TN 37027
B-25-2963

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 1st day of July, 2025

~~Notary Public~~

Commission Expires: 9.5.2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tanyia Dean 3401 Anderson Road #85 Antioch, TN 37013	New Owner	136-15-0B-091.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Gregory S. Frazier, unmarried,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tanyia Dean, an unmarried woman,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State Of Tennessee, described as follows, to-wit:

Being Lot No. 85 on the plan of A Horizontal Property Regime (Private Element) Phase 2, Smith Springs Townhomes, Revision 1, of record in Instrument No. 20010629-0068937, 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 Gregory S. Frazier, Unmarried by Warranty Deed from NVR, Inc., T/A Ryan Homes, a Virginia Corporation of record in Instrument No. 20020426-0051846 Register's Office for Davidson County, Tennessee, dated April 25, 2002 and recorded on April 26, 2002, and Scriveners Affidavit of recorded on September 14, 2011, of recorded in Instrument No. 20110914-0071288.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3401 Anderson Road #85, Antioch, TN 37013

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 so 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.

Dated this the 1st day of July, 2025.

Gregory S. Frazier

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 1st day of July, 2025, before me personally appeared Gregory S. Frazier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 1st day of July, 2025.

Notary Signature
My commission expires:

JOSHUA TERRY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/7/27
COUNTY OF WILLIAMSON

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 July 1, 2025.

Affiant Signature

7/1/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

