Name and Address of New Owner:
Cornerstone Homes of TN, Inc
3409 Whitesail Court
Antioch, TN 37013

Send Tax Bills To:
1201 East Cesar Chavez Street, Ste 1
Austin, TX 78702

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1301816 DEEDWARR
07/24/2025 11:12:30 AM 3 pgs
Fees: $18.00 Taxes: $647.50
20250724-0058555

Map & Parcel No: 075-09-0-052.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Anthony Fraese, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Cornerstone Homes of TN, Inc, a Tennessee Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 145 on the Plan of Hermitage Hills, Section 1 of record in Plat Book 2900, Page (s) 48 and 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anthony R. Fraese, husband, and Sharon L. Fraese, wife, by Warranty Deed from David L. Whitley and Jennifer R. Downs-Whitley of record in Book 11258, page 776, Register's Office for Davidson County, Tennessee, dated December 8, 1998 and recorded on December 18, 1998.

Anthony R. Fraese and Sharon L. Fraese n/k/a Sharon L. Evans having since divorced on September 11, 2013 in Chancery Court for Wilson County, Tennessee, Case No, 2013-CV-178.

Being the same property conveyed to Anthony Fraese, an unmarried man, by Quitclaim Deed from Sharon L. Fraese n/k/a Sharon L. Evans, an unmarried woman, of Record in Instrument No. 202507230058383, Register's Office for Davidson County, Tennessee, dated

Being improved property known as 4000 Plantation Drive, Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22 day of July, 2025.

ANTHONY R FRAESE by Bob Harvey (SEAL)
Anthony R. Fraese by Bob Harvey, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Bob Harvey, as Attorney-In-Fact for Anthony R. Fraese, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22 day of July, 2025.

ANGIE SERIANA
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Angie Seriana
Notary Public
My commission expires: October 20, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 22 day of July, 2025.

Notary Public
My commission expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. GNT-25-4087

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 7-22-25.

Affiant Signature 7-22-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 22 day of July, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY