Name and Address of New Owner:
Reindeer Renovations
5810 Shelby Oaks Drive
Suite B
Memphis, Tennessee 38134

Karen Johnson Davidson County
Batch# 1302880 DEEDWARR
07/28/2025 11:30:30 AM 4 pgs
Fees: $23.00 Taxes: $592.00
20250728-0059357

Send Tax Bills To:
Reindeer Renovations
5810 Shelby Oaks Drive
Suite B
Memphis, Tennessee 38134

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 058-11-0-153

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, **Teresa Morgan, Administrator of Estate of Christopher DeShun Avent, and Teresa Morgan, Conservator of Kendrick Devon Frazier**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Reindeer Renovations LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 78 on the PLAN OF ROYAL HILLS, SECTION 3 as of record in Book 4860, Page 47, 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 Christopher DeShun Avent and Kendrick Devon Frazier, unmarried persons, as tenants in common, by Administrator's Quit Claim Deed from Michael M. Castellarin as Administrator C.T.A. of the Estate of Dianne Avent, Davidson County Probate Court Docket No: 11P-847, of record in Instrument No. 20120510-0040587, in the Register's Office of Davidson County, Tennessee, dated May 08, 2012, and recorded on May 10, 2012. Christopher Avent died on or around March 20, 2016, intestate. See Probate No. 23P96 in in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Teresa Morgan has been appointed Conservator over Kendrick Frazier. See Case No. 11P348 of the Conservatorship of Kendrick Frazier

in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

Being the same property conveyed to Dianne Avent, a single person, by Warranty Deed from Collice Goldthreate, Jr., and wife, Ann L. Goldthreate, of record in Book 8454, Page 537, in the Register's Office of Davidson County, Tennessee, dated September 30, 1991, and recorded on October 01, 1991. Dianne Avent died on or around July 22, 2010, testate, leaving heirs as recorded in Probate No. 11P847 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

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

Grantor covenants that it 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of July, 2025.

Estate of Christopher DeShun Avent

By: Teresa Morgan (SEAL)
Teresa Morgan, Administrator Administrator

Kendrick Devon Frazier

By: Teresa Morgan (SEAL)
Teresa Morgan, Conservator Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of July, 2025, before me personally appeared Teresa Morgan, Administrator of Estate of Christopher DeShun Avent and Teresa Morgan, Conservator of Kendrick Devon 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 25th day of July, 2025.

TRICIA JONES
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/21/2027
WILLIAMSON COUNTY

Notary Signature
My commission expires: 9-21-27

AFFIDAVIT OF VALUE

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 $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

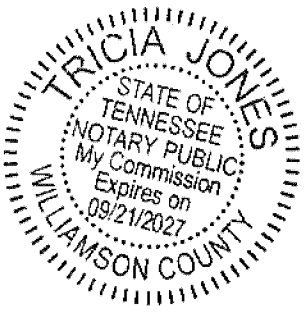
I Cortney Jackson

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 25th day of July, 2025.

Notary Signature
My commission expires: 9-21-27



TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 25, 2025

July 25, 2025
R. HOUSTON AKIN DATE
MOCKINGBIRD TITLE & ESCROW, LLC
P.O. BOX 291332
NASHVILLE, TN 37229
(615) 879-7714



State of Tennessee)
County of Davidson)

Sworn and subscribed before me on this 25 day of July, 2025.

Notary Public:

My Commission Expires: 7.6.26