Name and Address of New Owner:
Carly L. Frazee
2043 Nashboro Boulevard
Nashville, TN 37217

Karen Johnson Davidson County
Batch# 1317573 DEEDWARR
09/02/2025 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $862.10
20250902-0070002

Send Tax Bills To:
Pinnacle Bank
21 Platform Way S, Ste 2300
Nashville, TN 37203

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216
File No. GNT-25-4152

Map & Parcel No: 135-12-0A-021-00

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, **Stephanie Smotherman, a married woman, and Amanda Cooper, a married woman**, "the Grantors," have this day bargained and sold and by these presents hereby sell, give, transfer and convey unto **Carly L. Frazee, an unmarried woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain condominium located in Davidson County, Tennessee, being Unit No. 2043 of Nashboro Village Twelve Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Nashboro Village Twelve Condominium of record in Book 4827, Page 30, as amended in Book 6153, Page 252 and Instrument No. 20090603-0051209, and shown in Plat Book 4675, Page 121, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of the other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Hailey N. Verhaalen and Ronda Verhaalen, as tenants in common with right of survivorship, by Warranty Deed from Michael Carlson and Terese Carlson, husband and wife, of record in Instrument No. 20160620-0062314 Register's Office for Davidson County, Tennessee, dated June 10, 2016 and recorded on June 20, 2016.

Being the same property conveyed to Stephanie Smotherman, and Amanda Cooper, a married woman, as tenants in common, by Warranty Deed from Hailey N. Verhaalen-Staton, a married woman, and Ronda Verhaalen, a single woman, and Clinton Station, to convey any marital interest he may possess, of record in Instrument No. 20250328-0023425, Register's Office for Davidson County, Tennessee, dated March 25, 2025, and recorded on March 28, 2025.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

Being improved property known as **2043 Nashboro Boulevard, Nashville, TN 37217**.

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.

Grantors covenants that they are lawfully seized and possessed of said real estate, have 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, Grantors have caused this Warranty Deed to be executed on the 28 th day of August, 2025.

S. Smotherman (SEAL)
Stephanie Smotherman

Amanda Cooper (SEAL)
Amanda Cooper

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephanie Smotherman and Amanda Cooper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 28 th day of August, 2025.

Elizabeth Reyes
Notary Public
My commission expires: Aug. 15, 2026

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF Rutherford)

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 $233,000.00, 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 28th day of August, 2025.

Bethany Shipley
Notary Public
My commission expires: 05/24/2028

BETHANY SHIPLEY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/24/2028 SUMNER COUNTY

ELIZABETH REYES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MY COMMISSION EXPIRES AUGUST 15, 2026

Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 8-28-2025 (date of document).

C Woodring
Affiant Signature

8-28-2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 28th day of August, 2025.

Bethany Shipley
Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

