THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250952236** Karen Johnson Davidson County Batch # 1337520 DEEDWARR 10/23/2025 02 26 50 PM 2 pgs Fees $13 00 Taxes $6,179 00 20251023-0084586	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,670,000.00. Affiant Subscribed and sworn to before me, this 21st day of October, 2025. Notary Public My Commission Expires:

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026

WARRANTY DEED

Address New Owner: Christine Marberry and Robert Benjamin Marberry 1252 Saxon Drive Nashville TN 37215	Send Tax Bills To: ~~New Owner~~ Old National Bank One Main Street Evansville, IN 47708	Tax Information: Tax Parcel ID No. 145-06-0-049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Roe Frazer, III and Ivy Frazer, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Christine Marberry and Robert Benjamin Marberry, wife and husband,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled Tyne Estates, of record in Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THOMAS ROE FRAZER, III AND IVY FRAZER, HUSBAND AND WIFE, by deed from JULIA E. B. DOUGLASS AND LARRY E. DOUGLASS, WIFE AND HUSBAND, of record in Instrument No. 20190805-007051, dated August 2, 2019, said Register's Office.

Thomas Roe Frazer, III being erroneously referred to as Thomas Roe Frazer, II in prior conveyance. See scrivener's affidavit of record in Instrument No. 20251006-0079610, Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 145-06-0-049.00.

Matters shown on the Plan of record in Instrument No. 20060913-0113525, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060915-0114437, said Register's Office.

By-Laws of record in Instrument No. 20060915-0114571, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7959, page 743, said Register's Office.

Establishment of Exclusive Ingress, Egress Easement and Maintenance Agreement of record in Instrument No. 20060915-0114572, Instrument No. 20060915-0114573 and in Instrument No. 20061122-0145430, said Register's Office.

This is improved property located at 1252 Saxon Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 executed this instrument on this 21st day of October, 2025.

Thomas Roe Frazer, III

Ivy Frazer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Roe Frazer, III and Ivy Frazer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2025.

Notary Public

My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026