Karen Johnson Davidson County
Batch# 1341679 DEEDWARR
11/03/2025 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $6,216.00
20251103-0087486

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-25-4784

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,680,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of October, 2025

Notary Public

Commission Expires: _____

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ryan Belcher and Morgan Belcher 5361 Granny White Pike Brentwood, TN 37027	First Horizon Bank 1 Music Circle South Nashville, TN 37203	145-14-0-015.00

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,

Erika Frazier and Marcus Frazier, wife and husband

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

Ryan Belcher and Morgan Belcher, husband and wife

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:

Land in Davidson County, Tennessee, being Lot No. 177 on the Plan of Tyne Valley Estates, Section 9, of record in Plat Book 3700, Page 65-66, 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 Erika Frazier and Marcus Frazier, wife and husband, by Warranty Deed from Marilyn W. Johnson, unmarried, of record in Instrument No. 20210809-0107064, Register's Office for Davidson County, Tennessee, dated August 06, 2021 and recorded on August 09, 2021.

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: 5361 Granny White Pike, Brentwood, TN 37027

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 30th day of October, 2025.

Erika Frazier

Marcus Frazier

STATE OF TENNESSEE
COUNTY OF Williamson

On this 30th day of October, 2025, before me personally appeared, Erika Frazier and Marcus 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 30th day of October, 2025.

Notary Signature
My commission expires: 2/11/27

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

True Copy Certification

I, **Jodi Jackson,** 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 this the 30 day of October, 2025.

Affiant Signature
Date 10/30/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: ~~STATE~~

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026