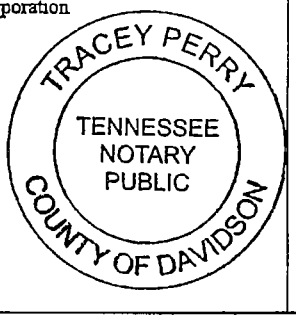
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-9057-WE



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$535,000.00.~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 2025

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 5-4-26

(AFFIX SEAL)

Karen Johnson
Batch # 1346914
11/17/2025 09 42 15 AM
Fees $13 00 Taxes $1,979 50

Davidson County
DEEDWARR
2 pgs

20251117-0091263

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Diane Pizarro	NEW OWNER	
2112 June Drive		095-01-0-032.00
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Helen D Frazier a/k/a Helen Leona Frazier, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Diane Pizarro,** an unmarried woman

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. 33, on the Plan of Donelson Hills, as of record in Book 2331, Page 22 and 23, Register's Office of said County. Said Lot fronts 95 feet on the north side of June Drive and runs back 157 feet on the east line and 154.6 feet on the wet line to a dead line in the rear on which it measures 95 feet.

Being the same property conveyed to Albert A. Frazier and wife, Helen D. Frazier by Warranty Deed from Dean H. Childress and wife, Mildred G. Childress dated July 5, 1967 and recorded July 18, 1967 in Book 4152, Page 929, Register's Office of Davidson County, Tennessee. The said Albert Frazier having since died on July 17, 1999, thereby subject property vesting in Helen D. Frazier as surviving tenant by the entirety.

Power of Attorney for Helen Leona Frazier of record in Instrument No. 20251020-0083455, in Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2112 June Drive, Nashville, TN 37214**

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 do 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.

Witness my hand this the 12 day of November, 2025.

Helen D. Frazier
By: Carol Ann Smith, Attorney in Fact
Helen D Frazier
By: Carol Ann Smith, Attorney in Fact

STATE OF NC
COUNTY OF Henderson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carol Ann Smith** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Helen D. Frazier**, as her Attorney-in-Fact, as the free act and deed of the within named **Helen D. Frazier.**

Witness my hand and official seal this the 12 day of November, 2025.

My Commission expires 5-23-29

Wendy Meade-Sidorovic
Notary Public

WENDY MEADE-SIDOROVIC
Notary Public - North Carolina
Henderson County
My Commission Expires May 23, 2029