Karen Johnson Davidson County
Batch# 1347823 DEEDWARR
11/19/2025 07:45:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20251119-0092081

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES:

ALEXANDRA HOLT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2026

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300, Nashville, TN 37203

File No.: 2025100157

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nashville Metro Holdings LLC	Same as New Owner	
(NAME)	(NAME)	096L-C-019.00
3000 Meridian Blvd. Suite 160		
(ADDRESS)	(ADDRESS)	
Franklin, Tennessee 37067		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY THOUSAND AND NO/100 Dollars ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **SCOTTIE FRAZIER, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLE METRO HOLDINGS LLC**, 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. 1 on the Plan of Cumberland Gardens, Section 8, as of record in Book 3300, page 82, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete complete description.

Being the same property conveyed to Lorenzo Frazier and wife, Mary S. Frazier by deed from Dodson Batson, Trustee, dated January 18, 1964, of record in Book 3675, page 509, Register's Office for Davidson County, Tennessee.

The said Mary S. Frazier having since died on September 10, 1990, leaving Lorenzo Frazier as surviving tenant by the entirety. The said Lorenzo Frazier having since died on May 31, 2001 and pursuant to Affidavit of Heirship of record in Instrument No. 20020614-0072568, said Register's Office, his sole heirs at law being Patricia Moreland, Roxie Harris, Scottie Frazier and Joe H. Frazier. Joe H. Frazier and Roxie Harris conveyed their interest in the property to Scottie Frazier by deed dated April 24, 2002, of record in Instrument No. 20020614-0072569, said Register's Office. Patricia Moreland conveyed her interest in the property to Scottie Frazier by deed dated May 1, 2002, of record in Instrument No. 20020614-0072570, said Register's Office.

Scottie Frazier having since married. This property has never been marital property.

This is improved property, known as 1847 25th Ave, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Executed by my hand this the 14th Day of November, 2025.

Scottie Frazier

STATE OF Tennessee

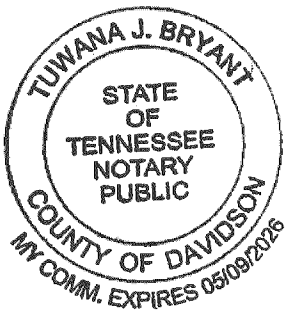
County OF Davidson

I, Tuwana J. Bryant, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Scottie Frazier personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th Day of November, 2025.

Notary Public

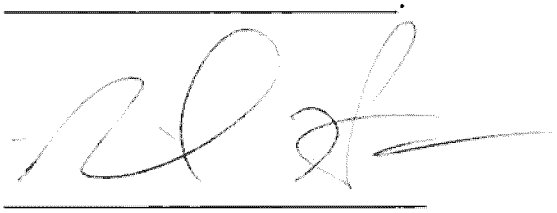
My Commission Expires: May 9, 2026



Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, Nick Harris, 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 **11/14/25**.



Affiant Signature

11/14/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14** day of **November**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

