Karen Johnson Davidson County
Batch# 1357395 DEEDWARR
12/12/2025 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,153.40
20251212-0099120

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202510985

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$582,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 11th day of December, 2025.

Notary Public
My Commission Expires: 5-16-29

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 11th day of December, 2025, among:

Selina C. Gaviria, unmarried woman

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

The George Atherson Fraser Irrevocable Trust, dated May 1, 2019

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 50, on the Plan of Section Three, Merritt Downs, R10, Cluster Lot Subdivision, of record in Instrument No. 20040629-0076758, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Selina C. Vaughn and husband, Danny L. Vaughn by deed from Beazer Homes Corp., a Tennessee corporation, dated July 27, 2005, of record in Instrument No. 20050728-0088346, Register's Office for Davidson County, Tennessee. The property was further conveyed to Selina C. Vaughn by deed from Danny L. Vaughn, dated May 29, 2008, of record in Instrument No. 20080618-0062819, said Register's Office. And, further conveyed to Selina Gaviria by deed from Selina Gaviria (f/k/a Selina C. Vaughn), dated July 24, 2017, of record in Instrument No. 20170801-0078088, said Register's Office.

Selina Gaviria and Selina C. Gaviria are one and the same person.

Being also known as 1813 Woodland Farms Court, Old Hickory, TN 37138.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Selina C. Gaviria

State of Florida
County of Duval

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Selina C. Gaviria**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 09 day of December, 2025.

Notary Public
My Commission Expires: 8/6/29

TERRY MCCALL
Notary Public - State of Florida
Commission # HH 685749
My Comm. Expires Aug 2, 2029
Bonded through National Notary Assn.

Owner Name & Property Address:

Name: Christopher Fraser
Address: 5431 Northwest 41st Terrace
City, State, Zip: Boca Raton, FL 33496

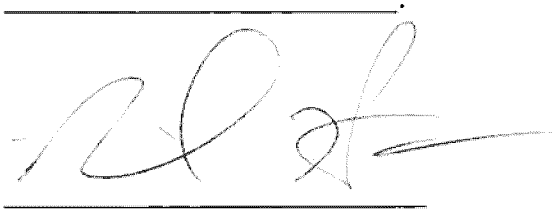
Responsible Party For Taxes:

Name: NEW OWNER
Address:
City, State, Zip:

Tax ID: 064-08A-088.00

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 **12/11/25**.



Affiant Signature

12/11/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **11** day of **December**, 20**25**.



Notary's Signature

My Commission Expires: 3/9/27

Date

