FOR OFFICIAL USE

LAURA DESMOND
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **437,500.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS **12/19/2025**

Notary Public

MY COMMISSION EXPIRES: 8/20/2029
(AFFIX SEAL)

Karen Johnson
Batch # 1365103
01/05/2026 11:56:32 AM
Fees: $13.00 Taxes: $1,618.75

Davidson County
DEEDWARR
2 pgs

20260105-0000311

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE
LLC
ESTABLISHED 2009

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #25-5269

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rieger Real Estate, LLC	NVestor Funding Inc. 40 West Baseline Rd. #206	**121-00-0-182.00**
1730 Reynolds Road Nashville, TN 37217	Tempe, AZ 85283	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Barbara A. Frazier, a married woman,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rieger Real Estate, LLC,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 2nd Civil District of Davidson County, Tennessee, including "Reserved Parcel" on the Casey Subdivision, of record in Book 5800, page 114, Register's Office for Davidson County, Tennessee, described according to survey of John Kohl & Company, P.C., dated March 7, 1984, as follows:

Beginning at a point in the south margin of Reynolds Road, said point being the northeast corner of said "Reserved Parcel"; thence with the meanders of Reynolds Road, in a westwardly and southwardly direction, 380 feet, more or less, to a point in the east margin of Reynolds

Road; thence eastwardly 279 feet, more or less, to a point; thence South 10 degrees 11' 36" West 174.63 feet to a point; thence South 9 degrees 26' 38" West 99.46 feet to a point; thence South 7 degrees 05' 25" West 104.45 feet to a point; thence South 5 degrees 26' 08" West 101.05 feet to a point; thence North 18 degrees 33' 17" East 502.98 feet to a point; thence North 82 degrees 06' 03" West 89.82 feet to a point; thence North 5 degrees 21' 27" East 73.06 feet to a point; thence North 2 degrees 10' 50" West 129.44 feet to a point of beginning.

Being the same property conveyed to Barbara A. Frazier, a married woman by Warranty Deed dated October 2, 2015 from Katharine Ruth Pachachi, married, recorded November 10, 2015, in Instrument Number 20151110-0114444, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1730 Reynolds Road, Nashville, TN 37217**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **19th** day of **December, 2025**.

Barbara A. Frazier

STATE OF **TENNESSEE**
COUNTY OF ~~DAVIDSON~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Barbara A. Frazier,** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **19th** day of **December, 2025**.

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY