THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1367681 DEEDWARR
01/08/2026 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20260108-0001886

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Eyrie Holdings, LLC **2312 Candlewood Drive** **Franklin, TN 37069**	**New Owner**	155-16-0A-295-00CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Scott A. Frasier, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Eyrie Holdings LLC, a Tennessee limited liability company**, hereinafter called the Grantee, Grantee's successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being **Lot No. 261** on the Plan of **Traceside, Section Ten, Revision One**, of record in Book 9700, Page 827, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Scott A. Frasier and wife, Pamela A. Frasier, by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Book 11734, page 679, dated November 4, 1999 and recorded November 8, 1999, Register's Office for Davidson County, Tennessee. Pamela A. Frasier is now deceased, leaving Scott A. Frasier as the surviving tenant by the entirety.

This is not the residence of the Grantor or his spouse.

This property commonly known as 5621 Traceside Drive, Nashville, TN 37221*

*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 07 **day of January, 2026:**

Scott A. Frasier

Scott A. Frasier

STATE OF Florida

COUNTY OF Manatee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Scott A. Frasier**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 07 day of **January, 2026:**

CARLOS TAPIA
Notary Public - State of Florida
Commission # HH 592142
My Comm. Expires Sep 24, 2028
Bonded through National Notary Assn.

Notary Public

My Commission Expires: 09/24/2028

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$749,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 8th DAY OF**January, 2026:**

Notary Public

My Commission Expires: 1-8-2028

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **January 8, 2026** .

Affiant Signature

01/08/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **January 8, 2026** .

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

