WARRANTY DEED

Karen Johnson Davidson County
Batch# 1378457 DEEDWARR
02/09/2026 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $314.50
20260209-0009756

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

KATHERINE LEE Notary Public At Large ROBERTSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th day of February, 2026

Notary Public

My Commission Expires: 8/24/27

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Apex Realty and Auction, LLC	New Owner	044-05-0 018.00
2633 William Drive	2633 William Drive	
Pleasant View, TN 37146	Pleasant View, TN 37146	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Rick Fraley, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Apex Realty and Auction, 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:

Being Lot "A" on the unrecorded plat of Scenic View Subdivision and described according to a survey by John Kohn, dated April 14, 1980, as follows:

Beginning at a point in the northwesterly margin on Scenic View Drive thence North 43 deg. 40' East, 167.43 feet to a point; thence South 46 deg. 01' East, 67.07 feet to a point; thence South 43 deg. 31' West, 166.7 feet to a point in the northeasterly margin of Scenic View Drive; thence North 46 deg. 29' West, 66.67 feet to the point of beginning.

Being the same property conveyed to Rick Fraley and Brenda Fraley by Deed from Henry G. Cisneros, Secretary of Housing and Urban Development by Deed dated April 6, 1993 and as of record in Book 8910, page 976, said Register's Office. The said Brenda Fraley having since died October 14, 2015 leaving the subject property vested in Rick Fraley as the surviving tenant by the entirety.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

This is unimproved X improved property, known as 113 Scenic View Road, Nashville, TN 37138

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 6th day of February, 2026.

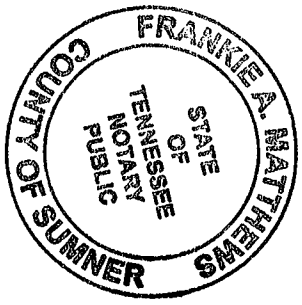
Rick Fraley

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 6th day of February, 2026, before me personally appeared Rick Fraley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of February, 2026.

Notary Signature
My commission expires: 1-26-28



CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 2/16/26.

Affiant Signature

Date: 2/16/26

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 16th day of February, 20 26

Notary Public

My commission expires: 12/19/28

