Karen Johnson Davidson County
Batch# 1426380 DEEDWARR
05/28/2026 12:03:30 PM 4 pgs
Fees: $23.00 Taxes: $1,466.68
20260528-0048403

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 12-26-29
(AFFIX SEAL)

JUSTIN FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Comm. Expires 12/26/2029

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2026-0652

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Raul Raxcaco Quisque and Ingrid Gomez Cortez	Raul Raxcaco Quisque and Ingrid Gomez Cortez	148-03-0-082.00
(NAME)	(NAME)	
1517 Gasser Drive	1517 Gasser Drive	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Ninety-Six Thousand Four Hundred And No/100 Dollars ($396,400.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TODD R. FRYE AND WIFE, SARA FRYE,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RAUL RAXCACO QUISQUE AND INGRID GOMEZ CORTEZ, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE, 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. 521 on the Plan of Cherokee Hills, Section Five of record in Plat Book 3500, Page 142, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Todd R. Frye and Michelle L. Frye, husband and wife by Warranty Deed from Ronald W. Adcox and Vicky Lynn Adcox, husband and wife of record in Book 9967, Page 113, Register's Office for Davidson County, Tennessee, dated February 29, 1996 and recorded on March 4, 1996.

Being the same property conveyed to Todd R. Frye by Quitclaim Deed from Michelle L. Frye of record in Instrument No. 20101230-0103876, Register's Office for Davidson County, Tennessee, dated November 22, 2010 and recorded on December 30, 2010.

Being the same property conveyed to Todd R. Frye and wife, Sara Frye by Quitclaim Deed from Todd R. Frye of record in Instrument No. 20170308-0022842, Register's Office for Davidson County, Tennessee, dated February 23, 2017 and recorded on March 08, 2017.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2026, a lien not yetdue and payable.

unimproved ☐
This is improved ☑ property, known as 1517 Gasser Drive, Antioch, TN 37013
(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.

Witness our hands this 27th day of May, 2026.

Todd R. Frye

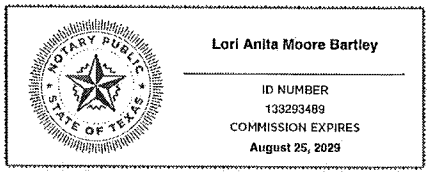
Sara Frye

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Todd R. Frye and wife, Sara Frye, 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 at office, this 27th day of May, 2026.

Notary Public Lori Anita Moore Bartley
My commission expires: 08/25/2029



Electronically signed and notarized online using the Proof platform.

Tennessee Certification of Electronic Document

I, Justin Foster 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 5-27-26 (date of document).

Affiant Signature

5-27-26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 27 of May, 26.

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027