Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260454054

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

Karen Johnson
Batch # 1426855
06/01/2026 10:49:45 AM
Fees: $13.00 Taxes: $6,900.50
Davidson County
DEEDWARR
2 pgs
20260601-0049004

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,865,000.00

Affiant

Subscribed and sworn to before me, this 29th day of May, 2026.

Notary Public
My Commission Expires:

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Steven Barron Frazier and Laura Anne Binari, Trustees of the Frazier-Binari Family Trust dated January 30,2024. 4411 Park Ave Nashville TN 37209	New Owner	Tax Parcel ID No. 091-16-0-041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip D. Bates Jr. and Hannah Bates, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Steven Barron Frazier and Laura Anne Binari, Trustees of the Frazier-Binari Family Trust dated January 30,2024**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 312, in Block 13, as shown on the map entitled Charlotte Park Addition to West Nashville, of record in Plat Book 57, pages 102 and 103, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Phillip D. Bates Jr. and Hannah Bates, husband and wife by General Warranty Deed from Carina Jolly, a married woman, and Eric Jolly, an unmarried man of record in Instrument No. 20250703-0052611 Register's Office for Davidson County, Tennessee, dated July 02, 2025 and recorded on July 03, 2025.

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 record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Map of record in Plat Book 57, Page (s) 102 and 103, Register's Office for Davidson County, Tennessee.

This is improved property located at 4411 Park Ave Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 29th day of May, 2026.

Phillip D. Bates Jr.

Hannah Bates

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phillip D. Bates Jr. and Hannah Bates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of May, 2026.

Notary Public

My Commission Expires: _____

