Karen Johnson Davidson County
Batch# 1429795 DEEDWARR
06/09/2026 11:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,290.30
20260609-0051988

STATE OF TN
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $619,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 4th DAY OF June, 2026.

NOTARY PUBLIC
My Commission expires: 1.22.2030

ALEXIS STEELMAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 26050018

Address of New Owner
Tera T. Hambrick
1510 East Stewarts Lane
Nashville, TN 37218

Send Tax Bills To:
Same

Tax Information:
069-15-0-040.00

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Kevin Frazier, an unmarried man,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tera T. Hambrick, unmarried woman** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Final Plat, Minor Revision to Estes Subdivision of record in Instrument No. 20200131-0011708, 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 Kevin Frazier, an unmarried man, by Warranty Deed from Gus Richards dated 07/20/2021 and recorded on 07/23/2021 in Instrument No. 20210723-0099174, Register's Office for Davidson County, Tennessee.

This is property generally located:
1510 East Stewarts Lane, Nashville, TN 37218

SUBJECT TO THE FOLLOWING:

1. 2026 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Instrument No. 20200131-0011708, Register's Office for Davidson County, Tennessee.
3. Transmission Line Easement of record in Book 787, Page 9, Register's Office for Davidson County, Tennessee.
4. Right-of-Way Easement of record in Book 5917, Page 37, and Book 5920, Page 93, Register's Office for Davidson County, Tennessee.

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. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the 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, **Kevin Frazier** has caused this instrument to be executed, this the 4th day of June, 2026.

Kevin Frazier

Kevin Frazier

STATE OF TENNESSEE
COUNTY OF COFFEE

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Kevin Frazier,** 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.

This the 4th day of June, 2026.

My Commission expires: 09/18/2027

Bonnie L. Wigley
NOTARY PUBLIC

Notarized remotely using audio-video communication technology via Proof.

BONNIE L WIGLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

Online Notary Public
My Commission Expires
September 18, 2027

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 June 4, 2024

A R Steelman
Affiant Signature

6/8/2024
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 8th day of June, 2026.

Notary Public

(SEAL)



My Commission Expires: 05-20-2029

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