Karen Johnson Davidson County
Batch# 1441824 DEEDWARR
07/02/2026 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20260702-0059925

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $480,000.00.

Affiant

Subscribed and sworn to me on ~~06/29/26~~ 7/1/26.

NOTARY PUBLIC

My Commission Expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Carolyn Benedict Fraser John Rory Fraser 3608-B Saratoga Drive Nashville, TN 37205	FirstBank 722 Columbia Avenue Franklin, TN 37064	117 01 0B 257.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Terrence P. MacIlvain and Barbara Adelaide MacIlvain, Co-Trustees, MacIlvain Family Revocable Living Trust Agreement dated November 29, 2021, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto CAROLYN BENEDICT FRASER AND JOHN RORY FRASER, WIFE AND HUSBAND, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. B on the Plan of SARATOGA DRIVE CONDOMINIUM as shown in the Master Deed, of record in Book 4764, Page 250, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Terrence P. MacIlvain and Barbara Adelaide MacIlvain, Co-Trustees, MacIlvain Family Revocable Living Trust Agreement dated November 29, 2021, by Quit Claim Deed from Barbara A. MacIlvain and Terrence P. MacIlvain, of record in Instrument No. 20250609-0045194, in the Register's Office of Davidson County, Tennessee, dated June 03, 2025 and recorded on June 09, 2025.

Being the same property conveyed to Barbara A. MacIlvain and Terrence P. MacIlvain, as tenants in common, by Quit Claim Deed from Barbara A. MacIlvain, Trustee, Benner Irrevocable Trust, of record in Instrument No. 20250609-0045157, in the Register's Office of Davidson County, Tennessee, dated June 03, 2025 and recorded on June 09, 2025.

This is improved property known as 3608-B Saratoga Drive, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 and official seal on 06/29/26.

MacIlvain Family Revocable Living Trust
Agreement dated November 29, 2021

By: Terrence P. MacIlvain, Co-Trustee

By: Barbara Adelaide MacIlvain, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June, 2026, before me, the undersigned Notary Public, personally appeared, Terrence P. MacIlvain and Barbara Adelaide MacIlvain, known to me (or proved to me on the basis of satisfactory evidence), to be the Co-Trustee of the MacIlvain Family Revocable Living Trust Agreement dated November 29, 2021, the within named bargainor, and that they as such Co-Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the MacIlvain Family Revocable Living Trust Agreement dated November 29, 2021, by themselves as such Co-Trustees.

Witness my hand and official seal on 06/29/26.

NOTARY PUBLIC

My Commission Expires: 9/3/29

BROOKE BELLAMY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/03/2029
DAVIDSON COUNTY

Certificate of Authenticity

I, Jessica Swindell, 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 6/29/26.
Date

Affiant Signature

7/1/26
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 1st day of July, 2026.

Notary's Signature

My Commission Expires: 01/30/2029

Notary's Seal (if on paper

