Karen Johnson Davidson County
Batch# 1476419 DEEDWARR
09/22/2026 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20260922-0087948

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER	**SEND TAX BILLS TO**	**MAP/PARCEL**
Alexandra Rochelle Dickinson 2707 Biloxi Avenue Nashville, TN 37204	Orion Lending 770 The City Drive South Suite 2000 Orange, CA 92868	118-02-2B-004.00 CO

WARRANTY DEED

39466

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JAMES A. FRASER AND ANNIE O. FRASER, TRUSTEES OF THE JAMES A. FRASER AND ANNIE O. FRASER FAMILY TRUST, DATED AUGUST 8, 2006** ("Grantors" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **ALEXANDRA ROCHELLE DICKINSON, A SINGLE WOMAN,** "Grantee" herein), its successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 4, on the plan of Plat for Homes at 6 on Biloxi, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of 6 on Biloxi, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160817-0085700, and amended as Instrument No. 20200624-0068054, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to JAMES A. FRASER AND ANNIE O. FRASER, AS TRUSTEES OF THE JAMES A. FRASER & ANNIE O. FRASER FAMILY TRUST DATED AUGUST 8, 2006, by deed from 6 ON BILOXI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20201202-0139687, dated November 20, 2020, said Register's Office.

Being improved property known as: 2707 Biloxi Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, its successors and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

And GRANTORS do further covenant and bind themselves, their assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2026 real property taxes and any easements, covenants and restrictions of record.

Whenever 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, the GRANTOR has hereunto set his hands as of this 17th day of September, 2026.

THE JAMES A. FRASER AND ANNIE O. FRASER FAMILY TRUST, DATED AUGUST 8, 2006

JAMES A. FRASER, TRUSTEE

ANNIE O. FRASER, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Tricia Ball, a Notary Public of the State and County aforesaid, personally appeared **JAMES A. FRASER AND ANNIE O. FRASER, TRUSTEES OF THE JAMES A. FRASER AND ANNIE O. FRASER FAMILY TRUST, DATED AUGUST 8, 2006**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 17th day of September, 2026.

Notary Public

My Commission Expires: 3/6/26

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$479,000.00.**

Sworn to and subscribed before me this 18 day Sept., 2026.

Notary Public

My Commission Expires:

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 2, 2029

Tennessee Certification of Electronic Document

I, George Mudter, 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 9/17/26 (date of document).

Affiant Signature

9/22/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22 day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

