PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch # 1148527 DEEDWARR
06/18/2024 02:37:08 PM 2 pgs
Fees: $13.00 Taxes: $6,475.00
20240618-0045917

Ivey Title, LLC Ref: (DL) Title No.: 63667
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bagwell Construction Co., LLC, a Tennessee limited liability company 1415 Fairview Dr. Mt. Juliet, TN 37122-3423	NEW OWNER

TAX MAP PARCEL NUMBERS: 13008000200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,750,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Pamela F. Hausman, Trustee and Joan F. Fraifeld, Trust Protector of the Ernest G. Freudenthal Inter Vivos Trust and Pamela F. Hausman, individually and Joan F. Fraifeld, individually,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bagwell Construction Co., LLC, a Tennessee limited liability company** hereinafter called the **Grantee**, Grantee's 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. 14 on the Plan of Re-Subdivision of Part of Roy I Oaks, of record in Book 1424, page 31, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ernest G. Freudenthal and wife Stephanie K. Freudenthal, by Warranty deed from Edward C. Scruggs, III and wife, Kay S. Scruggs, dated June 1, 1955 and recorded on June 2, 1955 of record in Book 2435, page 141, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 18, 1979, recorded September 19, 1979 of record in Book 5500, page 899, said Register's Office the said Stephanie K. Freudenthal conveyed her interest in subject property to Ernest G. Freudenthal. Subject property was further conveyed to Pamela F. Hausman, Trustee of the Ernest G. Freudenthal Inter Vivos Trust by Quitclaim Deed from Ernest G. Freudenthal, dated April 8, 2008, recorded April 22, 2008, of record in Instrument No. 20080422-0040972, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan of record in Book 1424, page 31, said Register's Office, shows an owner's certificate, a 70 foot minimum building setback line from Sunnybrook Drive, formerly Altamont Drive, and a 10 foot easement for public utility purposes along the rear line(s) of said lot. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4264, page 299, said Register's Office.

This is improved property, known as 4406 Sunnybrook Drive, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of June, 2024.

The Ernest G. Freudenthal Inter Vivos Trust

By: Pamela F. Hausman, TEE
Pamela F. Hausman, Trustee

Pamela F. Hausman
Pamela F. Hausman, individually

Joan F. Fraifeld, Trust Protector
Joan F. Fraifeld, Trust Protector

Joan F. Fraifeld
Joan F. Fraifeld, individually

State of Tennessee

County of Davidson

On this 14th day of June, 2024, before me the undersigned authority, personally appeared, **Pamela F. Hausman, Trustee and Joan F. Fraifeld, Trust Protector of the Ernest G. Fruedenthal Inter Vivos Trust,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

On this 14th day of June, 2024, before me the undersigned authority, personally appeared, **Pamela F. Hausman, and Joan F. Fraifeld,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

My Commission Expires: _____

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,750,000.00.

Affiant

Sworn and subscribed before me this 14th day of June, 2024.

DEBRA DEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

My Commission Expires: _____

Notary