WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,350,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES 7-7-25 (AFFIX SEAL)

CANDIS A. THORNTON STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 07/07/2025 DAVIDSON COUNTY

Karen Johnson
Batch # 1242268
02/28/2025 03 12 36 PM
Fees $13 00 Taxes $4,995 00

Davidson County
DEEDWARR
2 pgs

20250228-0015219

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Andrew O. Frederick and Sara Medora Reynolds Frederick	**New Owner**	
(NAME)	(NAME)	**104 10 0O 009.00**
112 Ransom Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **COURTNEY KIHLBERG AND PETER KIHLBERG, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW O. FREDERICK AND SARA MEDORA REYNOLDS FREDERICK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No. 9 on the plan of BYRON CLOSE, as shown on plat of record in Instrument No. 20131018-0108864, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Courtney Kihlberg and Peter Kihlberg, wife and husband, by Warranty Deed from Barlow Builders, LLC, a Tennessee limited liability company, of record in Instrument No 20160519-0050315, with Scrivener's Error Affidavit recorded in Instrument No 20161215-0131812, in the Register's Office of Davidson County, Tennessee, dated May 18, 2016, and recorded on May 19, 2016

This conveyance is subject to·

- Taxes and assessments for the year 2025 and subsequent years, not yet due and payable
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BYRON CLOSE, as recorded in Instrument No 20131018-0108864.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ELMINGTON PLACE SUBDIVISION, as recorded in Plat Book 547, Page(s) 59
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No 20130919-0098904
- Easement for Ingress and Egress, recorded in Instrument No 20140910-0082693 and Instrument No. 20140910-0082694.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No 20121121-0107473.
- Charter for Byron Close Homeowners Association, Inc recorded in Instrument No 20130920-0099126
- Common Area - Open Space recorded in Instrument No 20190219-0014715
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **112 Ransom Ave, Nashville, Tennessee 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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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

Witness my/our hand(s) this the ____ DAY OF FEBRUARY, 2025

Courtney Kihlberg

Peter Kihlberg

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, COURTNEY KIHLBERG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 26th of February, 2025

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER KIHLBERG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 26th of February, 2025

Notary Public
My Commission Expires: _____
(SEAL)

SYDNEY GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212