WARRANTY DEED

Karen Johnson Davidson County
Batch# 1276938 DEEDWARR
05/22/2025 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,090.13
20250522-0040487

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File No. ML-25-9512

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $564,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2025

Notary Public

MY COMMISSION EXPIRES: 9-7-2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan D. Frederick and Brianna Frederick	NEW OWNER	
(NAME)	(NAME)	
779 Myhr Drive		156-02-0-081.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Jufe Adam Brown Tsai, unmarried, and Jennifer Becker, unmarried, joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan D. Frederick and Brianna Christine Frederick, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 313 on the Plan of Harpeth Valley Park, Section 3, and Resubdivision of Lot 246 Harpeth Valley Park, Section 2, as of record in Book 4175, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 313 fronts 110 feet on the Easterly side of Myhr Drive and extends back 161.4 feet on the Southerly line and 172.9 feet on the Northerly line to a dead line in the rear, which is a broken line, measuring 56.8 feet thereon.

Being the same property conveyed to Andrew D. Dustan and Tiffany A. Dustan, husband and wife by Warranty Deed from Todd Stinson and wife, Karisa Stinson of record in Instrument No. 20140611-0050861 Register's Office for Davidson County, Tennessee, dated June 10, 2014 and recorded on June 11, 2014.

Being the same property conveyed to Jufe Adam Brown-Tsai and Jennifer Becker, tenants in common with right of survivorship by Warranty Deed from Andrew D. Dustan and Tiffany A. Dustan, husband and wife of record in Instrument No. 20231127-0091416 Register's Office for Davidson County, Tennessee, dated November 21, 2023 and recorded on November 27, 2023.

This is property more commonly known as 779 Myhr Drive, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 22nd day of May, 2025.

Jufe Adam Brown Tsai

Jennifer Becker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of May, 2025, before me personally appeared Jufe Adam Brown Tsai and Jennifer Becker, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of May, 2025.

Notary Signature
My commission expires: May 8, 2028

Andrew Suzore
State of Tennessee
Notary Public
Davidson County

Certificate of Authenticity

I, Barbara McGinty, 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 5-22-2025 (date of document).

Affiant Signature

Date 5-22-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22ND day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 2/27/2029
COUNTY OF SUMNER