Karen Johnson
Batch # 1279534
05/30/2025 09 56 36 AM
Fees $13 00 Taxes $1,110 00

Davidson County
DEEDWARR
2 pgs

20250530-0042526

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

RETURN TO:
Tri-State Title, LLC
7842 Farmington Blvd.
Germantown, TN 38138
20259217

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Patricia L Newton and Mary Jo Price 8110 Stacy Square Court Nashville, TN 37221	Patricia L. Newton and Mary Jo Price 8112 Stacy Square Court Nashville, TN 37221	128-10-0-213.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jordan D. Frederick, a married man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Patricia L. Newton and Mary Jo Price,** as Tenants in Common with each having a one half (1/2) undivided interest ("Grantee"), all of our/my right, title and interest in and to that certain real property known as 8110 Stacy Square Court, Nashville, TN 37221 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No 2-B (the Westerly portion of Lot 2) on the Plan of Zone-Lot Division, Stacy Square Townhomes, Stacy Square, Section 7, of record in Plat Book 5200, Page 467, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jordan D. Frederick by Warranty Deed from Kristopher C. Hatchell and DeeDee Hatchell, husband and wife of record in Instrument No. 20171128-0121047 Register's Office for Davidson County, Tennessee, dated November 20, 2017 and recorded on November 28, 2017.

Brianna Christine Frederick, spouse of the above named, Jordan D Frederick, joins in this conveyance for the purpose of conveying any right, title and interest in and to said property which he/she may have, marital or otherwise.

This is improved (X) unimproved ( ) property known as 8110 Stacy Square Court, Nashville, TN 37221

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 27th day of May, 2025

Jordan D Frederick

Brianna Christine Frederick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of May, 2025, before me personally appeared Jordan D Frederick and Brianna Christine Frederick, 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 27th day of May, 2025

Notary Signature
My commission expires 2/27/2029

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

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

AFFIANT

Sworn to and subscribed before me this 28th day of May, 2025

Notary Public
My commission expires _____

CATHY M. POE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. DEC. 23, 2028