Return to:
Magnolia Title
1104 Fatherland Street
Nashville, TN 37206

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1297951 DEEDWARR
07/15/2025 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,165.50
20250715-0055870

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Hughes	**New Owner**	095-05-0-037.00
(NAME) 201 Foxwood Lane	(NAME) **4100 William Turner Pkw #1406**	
(ADDRESS) Nashville, TN 37210	(ADDRESS) **Antioch, TN 37013**	
(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 considerations, the receipt of which is hereby acknowledged, **Deborah Morris, Administratrix and heir and Robert Frizzell, heir of The estate of J.B. Frizzell**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **James Hughes, a single man,** hereinafter called the GRANTEE(S), his/her/their 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. 10 on the Plan of Foxwood, as of record in Book 2900, Page 24, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to J. B. Frizzell and wife, Juanita B. Frizzell by Warranty Deed from J. W. Cross, III, and wife, Carolina J. Cross, dated 07/11/1960, of record in Book 3099, Page 415, Register's Office for Davidson County, Tennessee.

The said Juanita B. Frizzell died on June 4, 2015, leaving the said J. B. Frizzell the sole surviving tenant by the entirety.

The said J. B. Frizzell died testate on July 4, 2024, devising subject property to Deborah Morris and Robert Frizzell, as heirs at law and Deborah Morris, as Administrative of the Estate of J. B. Frizzell, deceased, as evidenced in File No. 24P2289, Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 201 Foxwood Lane, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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), his/her/their 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.

Effective the 11th day of July, 2025.

The Estate of J.B. Frizzell

By: _____
Deborah Morris, Administratrix and Heir

By: _____
Robert Frizzell, Heir

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah Morris, Administratrix and heir and Robert Frizzel, heir for the estate of J.B. Frizzell, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the forgoing instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of July, 2025.

_____
Notary Public:
My Commission Expires: 1.31.29

TRACEY TRUMPHOUR
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Certificate of Authenticity

I, Pam Autry, 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 **July 7, 2025**.

Date

Affiant Signature

July 7, 2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **7th** day of **July**, 20____.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

My Commission Expires: 05/08/2029
Date

Notary's Seal (if on paper)