Karen Johnson Davidson County
Batch # 1307110 DEEDWARR
08/11/2025 09:06:52 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250811-0063353

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 146 01 0 012.00

WARRANTY DEED

Property Address & New Owner:
PHILIP L. FREDERICKSON and
JAYNE M. FREDERICKSON, Trustees of the
PHILIP L. FREDERICKSON LIVING TRUST
JAYNE M. FREDERICKSON and
PHILIP L. FREDERICKSON, Trustees of the
JAYNE M. FREDERICKSON LIVING TRUST
911 Oak Valley Lane
Nashville, TN 37220

Mail Tax Statement to:
Philip L. Frederickson
Jayne M. Frederickson
1324 Fawn Meadow Way
Arden, NC 28704

The **GRANTORS, PHILIP L. FREDERICKSON and JAYNE M. FREDERICKSON, husband and wife,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

One-Half (1/2) to PHILIP L. FREDERICKSON and JAYNE M. FREDERICKSON, Trustees, or their successors in interest, of the PHILIP L. FREDERICKSON LIVING TRUST dated September 24, 2024, and any amendments thereto

And

One-Half (1/2) to JAYNE M. FREDERICKSON and PHILIP L. FREDERICKSON, Trustees, or their successors in interest, of the JAYNE M. FREDERICKSON LIVING TRUST dated September 24, 2024, and any amendments thereto

The PHILIP L. FREDERICKSON LIVING TRUST and the JAYNE M. FREDERICKSON LIVING TRUST are each trusts qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Oak Hill Valley, of record in Book 1835, pages 15 and 16, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to PHILIP L. FREDERICKSON and JAYNE M. FREDERICKSON, husband and wife, by Warranty Deed of record at Instrument No. 20240229-0014052 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to The Plan of record in Book 1835, pages 15 and 16, shows an owner's certificate, a 75 foot minimum building setback line from Oak Valley Lane, and a 15 foot easement for public utility and bridle path purposes along the rear line of said lot. Title to that portion of the premises embraced within the bounds of Kirkman Lane, lying to the rear of subject property. Easement for old Kirkman Road, now known as Kirkman Lane over the rear 15 feet of said lot, as set forth in Book 2201, page 565; and Easements of record in Book 931, page 53, all in said Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 29 day of July, 2025, by the undersigned.

Philip L. Frederickson

PHILIP L. FREDERICKSON

Jayne M. Frederickson

JAYNE M. FREDERICKSON

STATE OF NORTH CAROLINA

COUNTY OF Buncombe

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **PHILIP L. FREDERICKSON and JAYNE M. FREDERICKSON,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 29 day of July, 2025.

NOTARY PUBLIC

SHERYL FLEMING
Notary Public - North Carolina
Buncombe County
My Commission Expires Apr 8, 2030

My Commission Expires: 04/08/2030

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF NORTH CAROLINA

COUNTY OF Buncombe

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this ____ day of July, 2025.

NOTARY PUBLIC

SHERYL FLEMING
Notary Public - North Carolina
Buncombe County
My Commission Expires Apr 8, 2030

My Commission Expires: 04/08/2030