Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

2025-333-SH

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1321542 DEEDWARR
09/12/2025 02:45:19 PM 2 pgs
Fees: $13.00 Taxes: $11,285.00

20250912-0073051

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is 3,050,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2025.

Notary Public

My commission expires:

(AFFIX SEAL)

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: The Barrett Family Trust dated April 12, 2021	Send Tax Bills To: New Owner	Map-Parcel Numbers 116-07-0-105
105 Westhampton	Pl	
Nashville, TN	37205	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Julia Ann Hawkins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Barrett Family Trust dated April 12, 2021

HEREINAFTER CALLED THE GRANTEES, 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. 7 on the Plan of Westhampton Place, as of record in Plat Book 3700, pages 95 and 96, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Julia Ann Hawkins by Warranty Deed dated May 15, 2015, from Steve G. Fridrich, Successor Trustee of the Barbara W. Fridrich Exempt Family Trust, as to an undivided (88.3733%) interest and Steve G. Fridrich, Successor Trustee of the Barbara W. Fridrich Non Exempt Family Trust, as to an undivided (11.6266%) interest, both of said Trusts being established under the Fredrich Revocable Living Trust U/A dated December 27, 2002 as restated Febraury 08, 2003, of record in Instrument No. 20150520-0046749and corrected by Scrivener's Affidavit of record in Instrument No. 20200228-0022491, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2025, and all subsequent years not yet due and payable. Map and Parcel 116-07-0-105.

The Plan of record in Plat Book 3700, pages 95 and 96, said Register's Office, shows an Owner's Certificate, and is subject to all matter as set forth therein.

Restrictive Covenants contained in Book 4076, page 963, said Register's Office.

This is improved (X) Unimproved (____) property, known as 105 Westhampton Place, Nashville, TN 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) that I/we am/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 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 9th day of September, 2025.

Julia Ann Hawkins

Julia Ann Hawkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee, this 9th day of September, 2025.

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON