Name and Address of New Owner:
Ashley Frost and Robert Frost
1713 Shorecrest Point
Whites Creek, TN 37189

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Karen Johnson Davidson County
Batch# 1330978 DEEDWARR
10/07/2025 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20251007-0079766

Map & Parcel No: 049-12-0A-006.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Mark McGlothlin, married**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Ashley Frost and Robert Frost, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Final Plat Prestwick Place "Cluster Lot Subdivision" of record in Plat at Instrument No. 20040723-0088164, 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 Torrado Carter by Warranty Deed from Ricky Earps of record in Instrument No. 20050506-0051120, Register's Office for Davidson County, Tennessee, dated April 29, 2005 and recorded on May 06, 2005. Said Torrado Carter having died on or about October 14, 2022, survived by Janet Carter and Torrado O'Brian Carter. Affidavits of Heirship of record in Instrument No. 20250610-0045634 and Instrument No. 20250610-0045635.

Being the same property conveyed to Music City Holdings, a Texas limited liability company, by Warranty Deed from Janet Carter, an unmarried woman, and Torrado O'Brian Carter, a married man, of record in Instrument No. 20250610-0045636, Register's Office for Davidson County, Tennessee, dated June 6, 2025 and recorded on June 10, 2025.

Being the same property conveyed to Mark McGlothlin, married, by Special Warranty Deed from Music City Holdings, a Texas limited liability company, of record in Instrument No. 20250610-0045723, Register's Office for Davidson County, Tennessee, dated June 6, 2025 and recorded on June 10, 2025.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301 et seq or other similar statute.

Being improved property known as 1713 Shorecrest Point, Whites Creek, TN 37189.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE

INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenant that he is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons. 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 6th day of October, 2025.

_____(SEAL)
Mark McGlothlin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mark McGlothlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th day of October, 2025.

ASHLYNN HENGEMIHLE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 $355,000.00, 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 6th day of October, 2025.

STEPHANIE LUNA STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY MY COMMISSION EXPIRES 6-20-2029

_____
Notary Public
My commission expires: 6/20/29

File No. GNT-25-4226

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 10/6/2025 (date of document).

Affiant Signature

10/6/2025
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 6 day of October, 2025.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL