RETURN TO:
BANKERS TITLE & ESCROW
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

WARRANTY DEED

Karen Johnson
Batch # 1343204
11/10/2025 09 43 14 AM
Fees $13 00 Taxes $2,405 00

Davidson County
DEEDWARR
2 pgs

20251110-0089273

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TN
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000 00

Stacey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th day of November, 2025

Notary Public

MY COMMISSION EXPIRES 11-8-27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Jacob Andrew Dust Zoe Marie Dust	OWNERS	00400019300
(NAME) 8560 Coopertown Road	(NAME)	
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert Casey Frye and Kathi Lynette Frye, Trustees of the Frye Family 2005 Revocable Trust dated 12/07/2005,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jacob Andrew Dust and Zoe Marie Dust, husband and wife,** 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 Tract 2 of Coopertown Farms, and being more particularly described according to a survey by Joe M Cummings, License No 1513, dated February 18, 1994, as follows

BEGINNING at an iron pin in the northerly right-of-way (25 feet from the centerline) of Coopertown Road, said pin being westerly 902 03 feet along said right-of-way from its intersection with the westerly boundary line of property owned by Peter J Meadows et ux, of record in deed Book 5334, page 839, in the Register's office for Davidson County, Tennessee, and being westerly 0 97 mile along said right-of-way from its intersection with Whites Creek Pike, thence with a curve in said right-of-way concave to the South and having a radius of 743 66 feet, westerly an arc distance of 130 77 feet to the point of tangency, thence, with said right-of-way, South 71 degrees 46 minutes 50 seconds West 43 59 feet to the beginning of a curve in said right-of-way concave to the South and having a radius of 706 13 feet, thence with said curve and right-of-way, westerly an arc distance of 16 67 East to the beginning of a turn-in curve to the easterly margin of a 50 foot wide easement for ingress-egress, drainage and utilities concave to the Northeast and having a radius of 25 00 feet, thence severing the property of Noble C Caudill, II, of record in Deed Book 114, Page 913, in said Register's Office, with said turn-in curve and margin, northwesterly an arc distance of 37 56 feet to the point of tangency, thence, continuing to sever said Caudill property with said margin, North 23 degrees 29 minutes 36 seconds West 175 32 feet to the beginning of a curve in said margin concave to the East and having a radius of 2108 23 feet, thence continuing to sever said Caudill property with said curve and margin, northerly an arc distance of 394 16 feet to the point of tangency, thence continuing to server said Caudill property with said margin, North 12 degrees 46 minutes 53 seconds West 200 19 feet to an iron pin, thence leaving said margin and continuing to sever said Caudill property as follows South 88 degrees 44 minutes 19 seconds East 354 10 feet to an iron pin, South 08 degrees 08 minutes 40 seconds East 649 03 feet to the point of BEGINNING, containing 5 01 acres

Being the same property conveyed to Robert Casey Frye and Kathi Lynette Frye, Trustees of the Frye Family 2005 Revocable Trust dated 12/07/2005, by deed of record in Instrument No. 20210924-0128377, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 8560 Coopertown Road, Joelton, TN 37080

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 4 day of November, 2025.

Robert Casey Frye and Kathi Lynette Frye, Trustees of
the Frye Family 2005
Revocable Trust dated 12/07/2005

By: _____
Robert Casey Frye, Trustee

Robert Casey Frye and Kathi Lynette Frye, Trustees of
the Frye Family 2005
Revocable Trust dated 12/07/2005

By: Kathi Lynette Frye
Kathi Lynette Frye, Trustee

State of: CA
County of Placer

On this the 4th day of November 2025, before me, personally appeared Robert Casey Frye and Kathi Lynette Frye, Trustees of the Frye Family 2005 Revocable Trust dated 12/07/2005, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of November, 2025.

_____
Notary Public
My Commission Expires. 11-26-2027

B. PALMER
COMM # 2468869
NOTARY PUBLIC - CALIFORNIA
PLACER COUNTY
COMM EXPIRES NOV 26, 2027