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WARRANTY DEED

(SEAL)

Karen Johnson Davidson County
Batch# 1346230 DEEDWARR
11/14/2025 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $3,825.06
20251114-0090721

File #25-TC-0138-W

STATE OF TENNESSEE
COUNTY OF DAVIDSON 38815

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,033,800.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF November, 2025.

Notary Public
MY COMMISSION EXPIRES:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 2, 2029

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Nashville Land & Holdings, LLC	Nashville Land & Holdings, LLC	
(NAME) 138 Prospect Hill	(NAME) 138 Prospect Hill	**116 08 0F 138.00**
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(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 consideration, the receipt of which is hereby acknowledged,

JENS FREDERIKSEN AND MAY FREDERIKSEN, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

NASHVILLE LAND & HOLDINGS, LLC, A UTAH LIMITED LIABILITY COMPANY,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 138 on the Plan of (REVISED) SUGARTREE, PHASE 3, as of record in Plat Book 5050, page 67 through 71, amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93 and Book 6727, Page 462, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jens Frederiksen and May Frederiksen, husband and wife, by Warranty Deed from Todd Grabois and wife, Melissa Grabois, of record in Instrument No. 20161219-0132623, in the Register's Office of Davidson County, Tennessee, dated on December 16, 2016 and recorded on December 19, 2016.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of (REVISED) SUGARTREE, PHASE 3, as recorded in Plat Book 5050, Page(s) 67-71 and as amended in Book 5169, Page 426; Book 5191, Page 412; Book 5222, Page 468; Book 5238, Page 93 and Book 6727, Page 462.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, Page 157, as amended in Book 4911, Page 356; Book 4996, Page 126; Book 5003, Page 688; Book 5152, Page 401; Book 5514, Page 138; Book 5691, Page 61; as supplemented in Book 5087, Page 220 and amended and restated in Book 11758, Page 466, as amendments to the amended and restated in Instrument Nos. 20170522-0050870 and 20210430-0058356.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5387, Page 832; Book 5387, Page 838; Book 5387, Page 844 and Book 7061, Page 100.
* Charter for Sugartree Homeowners Association, Inc., recorded as Book 5683, Page 670.
* Common Open Space Deed recorded as Book 5683, Page 675.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **JENS FREDERIKSEN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number __202511140090719____, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of **JOHN BISHOP** as Attorney-in-Fact for **MAY FREDERIKSEN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number ___202511140090720___, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **138 Prospect Hill, 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), their heirs and 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), 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 the 13th day of November, 2025.

Jens Frederiksen by JB attorney in Fact
Jens Frederiksen by John Bishop, his Attorney-In-Fact

May Frederiksen by JB her attorney in Fact
May Frederiksen by John Bishop, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **JENS FREDERIKSEN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **JENS FREDERIKSEN**.

Witness my hand and official seal this **13th** day of **November, 2025**.

Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN BISHOP**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MAY FREDERIKSEN**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MAY FREDERIKSEN**.

Witness my hand and official seal this **13th** day of **November, 2025.**

Notary Signature
My Commission Expires: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Tennessee Certification of Electronic Document

I, George Mudter, 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 11/13/25 (date of document).

Affiant Signature

11/13/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

