THIS INSTRUMENT PREPARED BY:
BARBARA FISHER HENRY
The Fleming-Wilmoth Law Firm
409 N. Locust Street
Springfield, Tennessee 37172
(615) 384-7750
From information supplied
By parties, no title work prepared

Karen Johnson Davidson County
Batch # 1348994 DEEDQC
11/20/2025 02:44:23 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251120-0092935

Address New Owner:	Send Tax Bills To	Map-Parcel Number
Calvin Hunt P.O. Box 101 Murfreesboro, TN 37130	Same	181-10-E-04900CO

THIS EXECUTOR'S DEED, executed on this the 20 day of November, 2025, is entered into between CALVIN HUNT, EXECUTOR OF THE ESTATE OF ANGELA FRETTE (hereinafter referred to as "Grantor") and CALVIN HUNT (hereinafter referred to as "Grantee").

WHEREAS Angela Frette died testate, a citizen and resident of Robertson County, Tennessee, on December 28, 2024, and by her Last Will and Testament probated with the Robertson County Chancery Court, Case Number 74CH1-2025-CV-101, she appointed Calvin Hunt, as Executor of her estate; and

WHEREAS, by the terms of the Last Will and Testament of Angela Frette, she devised her interest to certain real property located at 5548 Prada Drive, Brentwood, Tennessee 37027 to Calvin Hunt; and

NOW, THEREFORE, Calvin Hunt, in his fiduciary capacity as Executor of the Estate of Angela Frette, for and in consideration of the sum of TEN DOLLARS ($10.00), in hand paid by the said Grantee, the receipt of which is hereby acknowledged, does hereby quitclaim, transfer and convey unto the said Grantee, his respective heirs, successors and assigns, all of the Grantor's right,

title and interest in and to the below described property, of record in Register's Office for Davidson County, Tennessee at Instrument No. 20150316-0022351, to wit:

Land in Davidson County, Tennessee Being Lot No. 49 on the Plan of High Point, Phase 2, Section 1, of record as Instrument No. 20140117-0004783, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Angela Frette by Warranty Deed from Regent Homes, LLC, A Tennessee Limited Liability Company, of record in Instrument No. 20150316-0022351, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Regent Homes, LLC, a Tennessee Limited Liability Company by Warranty Deed from Regent Highpoint, LLC, a Tennessee Limited Liability Company of record in March 31, 2014 in Instrument No. 20140331-0026467, Register's Office for Davidson County, Tennessee.

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

1. Matters shown on Plan of record as Instrument No. 20140117-0004783 in the Register's Office for Davidson County, Tennessee.

2. A non-exclusive Access Easement crossing portion of Highpoint Investors, LLC property, shown in vesting Deed of Record as Instrument No. 20080214-0014939, in the Register's Office for Davidson County, Tennessee.

3. Instrument No. 20130820-0087853, and Instrument No. 2012019-0005431, Instrument NO. 20120912-0082818, Instrument No. 20130820-0087853, and Instrument No. 20140808-0071500, in the Register's Office for Davidson County, Tennessee.

4. Charter of High Point Homeowners' Association, Inc., recorded as Instrument No. 20100113-0003233, in the Register's Office for Davidson County, Tennessee.

5. Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record as Instrument No. 20090309-0020470, Register's Office for Davidson County, Tennessee.

6. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record as Instrument No. 20090309-0020488, in the Register's Office for Davidson County, Tennessee.

7. Grant of Easement to Comcast of Nashville I, LLCM of record as of

Instrument No. 20090714-0065912, in the Register's Office for Davidson County, Tennessee.

8. Easement for Detention/Water Quality Ponds, Water Quality Unit, Storm Drainage and/or Appurtenances of record as Instrument No. 20090309-0020517, in the Register's Office for Davidson County, Tennessee.

9. Easement for Sanitary Sewers, Water Line and Appurtenances of record as Instrument No. 20110411-027748, in the Register's Office for Davidson County, Tennessee.

10. Obligations set forth in the Sanitary Sewers, Drainage, Flow and Appurtenances Agreement of record as Instrument No. 20090805-0073466, in the Register's Office for Davidson County, Tennessee.

11. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of way for public utilities applicable to this property.

This is improved property known as 5548 Prada Drive, Brentwood, Tennessee 37027.

And now, CALVIN HUNT, in his fiduciary capacity as Executor of the Estate of Angela Frette, for the express purpose of carrying out the intent of this conveyance, as above set out, does hereby quitclaim and convey all property interest unto the Grantee—Calvin Hunt, his respective heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth;

IN WITNESS WHEREOF, the Grantor, CALVIN HUNT, in his fiduciary capacity as Executor of the Estate of Angela Frette, has hereunto set his hand on this the 20 day of November, 2025.

ESTATE OF ANGELA FRETTE

BY: CALVIN HUNT

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CALVIN HUNT, in his capacity as Executor of the Estate of ANGELA FRETTE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal at Rutherford Tennessee on this 20 day of November, 2025.

Nardeen Farag
NOTARY PUBLIC

My Commission Expires: 4-15-2028

NARDEEN FARAG
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 4-15-2028

State of Tennessee)
County of _____)

The actual consideration or value, whichever is greater, for this transfer is $ zero (-0-).

_____
AFFIANT

Subscribed and sworn to before me

this _____ day of _____, 2025.

_____
NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____, **Affiant**
Subscribed and sworn before me this the
20 **Day of** November, 2025.
_____, **Deputy Register**