THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P25-9106-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 615,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF NOVEMBER, 2025 Notary Public MY COMMISSION EXPIRES 11-8-27 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1349999 DEEDWARR
11/24/2025 10 00 22 AM 2 pgs
Fees $13 00 Taxes $2,275 50
20251124-0093511

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
TDDMC Holdings, LLC	owner	
30 North Gould Street, Suite N		104-10-0R-018.00-CO
Sheridan, WY 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Andrew O. Frederick and Sara Medora Reynolds Frederick, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TDDMC Holdings, LLC, a Wyoming Limited Liability Company**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Unit 18, The Chesterfield, a Planned Unit Development, As Shown of Record In Declaration of Covenants, Conditions and Restrictions Filed for Record Instrument No. 20120627-0056191 and amended In Instrument No 20121025-0098031 and Instrument No. 20121227-0119329 and Instrument No 20130125-0008275, In the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of Said Unit

Being the same property conveyed to Andrew O Frederick and Sara Medora Reynolds Frederick, husband and wife by Warranty Deed from Chesterfield Cottages, LLC of record in Instrument No 20130419-0039350 Register's Office for Davidson County, Tennessee, dated April 16, 2013 and recorded on April 19, 2013

THIS CONVEYANCE IS SUBJECT TO. (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

This is improved property known as **801 Lancaster Way, Nashville, TN 37212**

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 our hands this the 21st day of November, 2025

Andrew O. Frederick

Sara Medora Reynolds Frederick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew O. Frederick and Sara Medora Reynolds Frederick,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 21st day of November, 2025

My Commission expires 11-8-27

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY