Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 251152839

Karen Johnson Davidson County
Batch # 1371063 DEEDWARR
01/20/2026 10:49:18 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20260120-0004316

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $425,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of January, 2026.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Danielle Hunt and Nicholas Barefoot 601 Old Hickory Blvd #78 Brentwood TN 37027	New Owner	Tax Parcel ID No. 171 03 0B 274.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Katherine R. Hinton nka Katherine R. Steffen, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Danielle Hunt, an unmarried woman and Nicholas Barefoot, an unmarried man, as joint tenants with right of survivorship,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. 36 on the plan of PHASE TWO, SECTION SEVEN, TOWNHOMES OF FREDERICKSBURG, a Horizontal Property Regimes, as of record in Plat Book 9700, Page 957, Register's Office for Davidson County, Tennessee; to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katherine R. Hinton, unmarried woman, by Warranty Deed from Julia Elizabeth Michelle Goble, a single woman, of record in Instrument No. 20200420-0040973, in the Register's Office of Davidson County, Tennessee, dated April 16, 2020, and recorded on April 20, 2020.

Katherine R. Hinton having since married and is now known as Katherine R. Steffen. Kyle Steffen joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Katherine R. Steffen

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE TWO, SECTION SEVEN, TOWNHOMES OF FREDERICKSBURG, as recorded in Plat Book 9700, Page(s) 957.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY FREDERICKSBURG, as recorded in Plat Book 7900, Page 509.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8920, Page 65, as Amended recorded in Book 9500, Page 393, and Book 10694, Page 541.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10126, Page 435, as Amended recorded in Book 10224, Page 683 and Instrument of Correction recorded in Book

10294, Page 850 and further Amended recorded in Instrument No. 20000718-0070558 and Re-Recorded in Instrument No. 20050705-0076596.

Declaration of Covenants, Conditions and Restrictions recorded in Book 11550, Page 531, as Amended recorded in Book 11682, Page 75.

Covenants, Conditions and Restrictions as set forth in Banbury Restrictions recorded in Book 7798, Page 843.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 10453, Page 931.

Easement for Cable Television and Maintenance, recorded in Instrument No. 20000516-0049387.

Easement for Right of Way, recorded in Instrument No. 20131021-0109635.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10357, Page 920 and Book 10584, Page 134.

Charter for Fredericksburg Homeowners Association, Inc. recorded as Book 8920, Page 40. Charter for Townhomes of Fredericksburg Homeowners Association, Inc. recorded as Book 10126, Page 430.

Charter for Fredericksburg Townhome Association, Inc. recorded as Book 11550, Page 529.

Bylaws for Fredericksburg Homeowners Association, Inc. recorded as Book 8920, Page 45, as Amended recorded in Book 9860, Page 840 and Book 10694, Page 539.

By-Laws for The Townhomes of Fredericksburg Homeowners Association, Inc. recorded as Book 10126, Page 186, as Amended recorded in Book 10275, Page 959 and Instrument No. 20150102-0000219 and Instrument No. 20191127-0122853.

Bylaws for Fredericksburg Townhome Association, Inc. recorded as Book 11550, Page 554. Common Open Space Deed recorded as Book 11753, Page 208.

Rules & Regulations recorded as Instrument No. 20250428-0032639.

This is improved property located at 601 Old Hickory Blvd #78 Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 executed this instrument on this 16th day of January, 2026.

Katherine R. Steffen

Kyle Steffen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katherine R. Steffen and Kyle Steffen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of January, 2026.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires November 14, 2029