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

CRT File No. 260153202

RETURN TO:
PREMIER ESCROW, LLC **BOX 10-A**
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch # 1376924 **DEEDWARR**
02/06/2026 10:06:12 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20260206-0008667

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of February, 2026.

Notary Public
My Commission Expires:

CHRISTINA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jduck, LLC 606 Ries Ave Nashville, TN 37209	New owner	Tax Parcel ID No. 161-10-0A-179.00-CO

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, **Darlene Therber Frick a/k/a Darlene Therber, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jduck, LLC, a Tennessee limited liability company** ("Grantee"), 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 Lot No. 144 on the Plan of Villages of Brentwood, Phase 2, a Planned Unit Development, as of record in Plat Book 6250, Page 169, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof

Being the same property conveyed to Darlene Therber Frick, unmarried by Quitclaim Deed from Darlene D. Therber, n/k/a Darlene Therber Frick, unmarried of record in Instrument No. 20220429-0049494 Register's Office for Davidson County, Tennessee, dated April 21, 2022 and recorded on April 29, 2022. The said Darlene Therber Frick is a/k/a Darlene Therber.

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.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6250, Page 169, with Surveyors Certificate of Correction of record in Book 8484, Page 140, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6143, Page 11 as amended in Book 6398, Page 495, Book 6852, Page 497, Book 7207, Page 251, Book 8507, Page 831, Book 11526, Page 579 and Instrument No. 200006060056066, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Villages of Brentwood Homeowner's Association of record in Book 6158, Page 352 as amended in Book 7599, Page 914, Book 7925, Page 41, Book 7936, Page 332 and Book 8152, page 927, in the Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association of record in Instrument Number 20000606-0056067, in the Register's Office for Davidson County, Tennessee.

QuitClaim Deed for common areas to Villages of Brentwood Homeowner's Association of record in Book 7663, Page 928 and Book 9728, Page 624, in the Register's Office for Davidson County, Tennessee.
Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 8197, Page 338, in the Register's Office for Davidson County, Tennessee.
Order of Possession of Villages of Brentwood Homeowners Association, et al, unto Piedmont Natural Gas Company Inc., of record in Instrument No. 20130419-0039360, in the Register's Office for Davidson County, Tennessee.
Water Mains Easement of record in Book 8197, Page 338, in the Register's Office for Davidson County, Tennessee.
Ingress and Egress from Village Way of record in Book 11076, Page 537 and Book 11076, Page 661, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement of record in Book 6730, Page 508, in the Register's Office for Davidson County, Tennessee.
Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 6897, Page 184, in the Register's Office for Davidson County, Tennessee.
Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 6897, Page 120, in the Register's Office for Davidson County, Tennessee.
Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 6334, Page 980, in the Register's Office for Davidson County, Tennessee.
Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 6310, Page 961, in the Register's Office for Davidson County, Tennessee.
Storm Water Detention Agreement of record in Book 11078, Page 919, in the Register's Office for Davidson County, Tennessee.
Permanent Easement to Piedmont Natural Gas Company, Inc., of record in Instrument Number 20160923-0100757, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5061 English Village Drive Nashville TN 37211

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 2nd day of February, 2026.

Darlene Therber Frick
Darlene Therber Frick a/k/a Darlene Therber

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darlene Therber Frick a/k/a Darlene Therber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of February, 2026.

_____
Notary Public
My Commission Expires: _____

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