Karen Johnson Davidson County
Batch# 1413630 DEEDWARR
04/30/2026 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,502.20
20260430-0038197

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

**CRT File No. 260353700**

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is: $406,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of April, 2026.

Notary Public
My Commission Expires: _____

KATHLEEN E. MCCLELLAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-12-2025

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Robert Andrew D'Oliveira and Alyson H. Fiegle<br>207 Bonnafield Dr<br>Nashville TN 37076 | NEW OWNER | Tax Parcel ID No.<br>075-09-0-037.00 |

**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, **Rebekah Britt Frink and Ethan Clinton Frink, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Robert Andrew D'Oliveira and Alyson H. Fiegle, husband and wife**, ("Grantees"), their 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. 594 on the Plan of Section Six, Hermitage Hills of record in Plat Book 3300, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot and said strip front 80 feet 011 the East side of Bonnafield Drive and run back between lines 202.36 feet on the Northerly line and 202.15 feet on the Southerly line to a dead line in the rear on which they measure 80.25 feet.

Being the same property conveyed to Rebekah Britt Frink and Ethan Clinton Frink, wife and husband by Warranty Deed from Nakayah Ann Box, an Unmarried Woman of record in Instrument No. 20220817-0093055 Register's Office for Davidson County, Tennessee, dated August 12, 2022 and recorded on August 17, 2022.

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 3300, Page 10, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3253, Page 261, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 207 Bonnafield Dr Nashville TN 37076

**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**, Grantors have executed this instrument on this 28th day of April, 2026.

Rebekah Britt Frink

Rebekah Britt Frink

Ethan Clinton Frink

Ethan Clinton Frink

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rebekah Britt Frink and Ethan Clinton Frink, 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 28th day of April, 2026.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 4/28/2026.

Date

Affiant Signature

4/28/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28 day of April, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

