Karen Johnson Davidson County
Batch# 1424006 DEEDWARR
05/21/2026 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $3,015.50
20260521-0046603

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703 tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $815,000.00

Affiant Signature

Subscribed and sworn to before me on this the 21st Day of May, 2026.

Marcia Escobar
Notary Public
My Commission expires 10/25/2027

MARCIA ESCOBAR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
821 Clematis Drive LLC
5107 Idaho Ave
Nashville, TN 37209

SEND TAX BILLS TO:
821 Clematis Drive LLC

5107 Idaho Ave
Nashville, TN 37209

MAP AND PARCEL NUMBER: 10214006300

WARRANTY DEED
26NT01144

Effective the____ Day of _____, _____ and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Harvey K. Frey and wife, Monica S. Frey

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Stephen Daves, Sole Member, 821 Clematis Drive LLC

The following described real estate in **Davidson** County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 323 on the Plan of Brook Meade, Section IX, of record in Plat Book 2331, Pages 34 and 35, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Harvey K. Frey and wife, Monica S. Frey from Daniel Box and wife, Brittany Box, by Quitclaim Deed dated 06/07/2017 and recorded 06/23/2017 in Instrument No. 20170623-0063529, Register's Office

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 21 day of May, 2026

Harvey K. Frey

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Harvey K. Frey**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 10 / 04 / 2027

Witness our hands this the 21 day of May, 2026

RUSSELL NORMENT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
October 4, 2027
COUNTY OF DAVIDSON

Monica S. Frey

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Monica S. Frey**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Notary Public

My Commission expires: 10 / 04 / 2027

RUSSELL NORMENT
TENNESSEE
NOTARY

Tennessee Certification of Electronic Document

I, Justin Foster 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 5/21/26 (date of document).

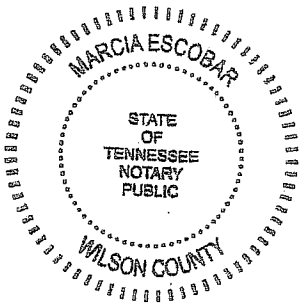
Affiant Signature

5/21/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 of May, 26

(SEAL)



Marcia Escobar
Notary's Signature
My Commission Expires: 10-25-2027