# WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JM-C-26-5230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Mary Dorothea Frantz** | **Same As New Owner** | |
| (NAME) | (NAME) | **161-11-0E-016.00-CO** |
| **5230 Village Way** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211-7300** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LUCIA N. HUSKEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY DOROTHEA FRANTZ, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Villages of Brentwood, Phase VIII, Section II of record in Plat Book 7900, Page 57, amending Plat Book 6200, page 769, 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 Mark H. Huskey and wife Lucia N. Huskey by Warranty Deed from Victoria Ann Cathey, unmarried of record in Instrument No. 20080404-0034168 Register's Office for Davidson County, Tennessee, dated March 27, 2008 and recorded on April 04, 2008.

Being the same property conveyed to Lucia N. Huskey, entire one-half (1/2) undivided interest by Quit Claim Deed from Mark H. Huskey of record in Instrument No. 20091228-0117187 Register's Office for Davidson County, Tennessee, dated December 18, 2009 and recorded on December 28, 2009.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 7900, Page 57, amended in Book 6200, Page 769, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6143, Page 11, Book 7231, Page 789 and Book 7582, page 816, Register's Office for Davidson County, Tennesse.
- Charter for the Homeowner Association of record in Book 6158, Page (s) 352 and 357, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5230 Village Way, Nashville, Tennessee 37211-7300**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs 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.

Karen Johnson
Batch # 1425479
05/27/2026 11:08:11 AM
Fees: $18.00 Taxes: $999.00

Davidson County
DEEDWARR
3 pgs

20260527-0048037

Witness my/our hand(s) this the 22nd DAY OF MAY, 2026.

Mary Lucia Neal Huskey
Lucia N. Huskey

STATE OF NEW YORK
COUNTY OF CLINTON

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

Witness my hand and official seal, this the 22nd of May, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATE OF AUTHENTICITY

I, Sydney Greiner, 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 5/22/26 (date of document).

Affiant Signature

Date 5/22/26

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 22 day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES:

REGINA BLATT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029