Karen Johnson Davidson County
Batch# 1426413 DEEDWARR
05/28/2026 12:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260528-0048440

WARRANTY DEED

STATE OF Texas
COUNTY OF Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF May, 2026.

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

AMANDA CARDENAS
Notary Public, State of Texas
Comm. Expires 05-20-2030
Notary ID 133772791

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FREO Progress, LLC, a Delaware Limited Liability Company	FREO Progress, LLC, a Delaware Limited Liability Company	
(NAME) PO Box 31236	(NAME) PO Box 31236	058090A27400CO
(ADDRESS) Salt Lake City, UT 84131	(ADDRESS) Salt Lake City, UT 84131	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **LaTasha L. Talley, married,** HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **FREO Progress, LLC, a Delaware Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the same property conveyed to LaTasha L. Kinner, unmarried, by virtue of that certain Quit Claim Deed dated December 10, 2021, and being of record at Instrument No. 20211217-0167318 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to LaTasha L. Kinner, married by virtue of Quit Claim Deed dated December 8, 2021 at Instrument No. 20211217-0167317 in the said Register's Office.

Being the same property previously conveyed to Christopher Bernard Kinner and Latasha L Kinner, husband and wife by Special Warranty deed from NVR, Inc., a Virginia Corporation T/A for Ridge Homes of record in Instrument No. 20100825-0067179, Deed of Correction in Instrument No. 20211202-0159750 Register's Office for Davidson County, Tennessee, dated August 20, 2010 and recorded on August 25, 2010.

LaTasha L. Kinner has since married James Bernard Talley, and is now known as LaTasha L. Talley. James Bernard Talley joins in this conveyance to transfer any marital interest he may have in said property.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

2653 Jordan Ridge Drive, Nashville, TN 37218

unimproved _
This is improved x property, known as

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; and we do covenant with the 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, 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 GRANTEES, 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.

Witness my hand this 19th day of May, 2026.

Latasha L. Talley

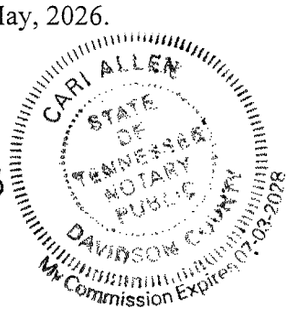
James Bernard Talley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of May, 2026, before me personally appeared Latasha L.Talley and James Bernard Talley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of May, 2026.

Notary Signature
My commission expires: 7-3-26



Tennessee Certification of Electronic Document

I, Title Company, 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 5/19/2026 (date of document).

Affiant Signature

5/19/2026

Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 19 day of May, 2026.

AMANDA CARDENAS
Notary Public, State of Texas
Comm. Expires 05-20-2030
Notary ID 133772791

Notary's Signature

MY COMMISSION EXPIRES: 5.20.2030

NOTARY'S SEAL