WARRANTY DEED

Karen Johnson
Batch # 1426954
06/01/2026 02:28:26 PM
Fees: $13.00 Taxes: $2,512.30

Davidson County
DEEDWARR
2 pgs

20260601-0049172

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $679,000.00.

Affiant

Subscribed and sworn to me on 05/28/26.

NOTARY PUBLIC

My Commission Expires:

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 07, 2026

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin Patrick Frazier & Leslie Stark 5709 Vine Ridge Dr Nashville, TN 37205	Legacy Home Loans dba steadfast Mortgage 408 Highway 76 White House, TN 37188	103 10 0 079.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Marco Ferdinandi and Natalie Ann Bertolucci, husband and wife, as tenants in common with right of survivorship, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Kevin Patrick Frazier and Leslie Stark, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 74 on the plan of SECTION 4, BROOKSIDE COURTS, ADDITION NO. 4, of record in Plat Book 2083, Page 59, 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 Marco Ferdinandi, an unmarried man and Natalie Ann Bertolucci, an unmarried woman, as tenants in common with right of survivorship, by Warranty Deed from Andrew Mize and McKinley Agatha-Mancebo, husband and wife, of record in Instrument No. 20230525-0039412, in the Register's Office of Davidson County, Tennessee, dated May 19, 2023 and recorded on May 25, 2023.
>
> This is improved property known as 5709 Vine Ridge Dr, Nashville, Tennessee 37205.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 05/ 27 /26.

Marco Ferdinandi

Natalie Ann Bertolucci

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 05/ 27 /26, before me personally appeared Marco Ferdinandi and Natalie Ann Bertolucci, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 05/ 27 /26.

NOTARY PUBLIC



My Commission Expires: 07/02/29