Karen Johnson Davidson County
Batch# 1427484 DEEDWARR
06/03/2026 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $2,959.63
20260603-0049920

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

Y-C-26-5021

ALLI PINKSTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2029

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)
Alex Strong and Addie Grace Strong	**New Owner**	
(NAME)	(NAME)	**171-03-0A-005.00-CO**
5021 Fredericksburg Way East		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **RHONDA RENEE PANNELL, AN UNMARRIED WOMAN AND STEVE E. PANNELL, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALEX STRONG AND ADDIE GRACE STRONG, HUSBAND AND WIFE,** 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. 133 on the Plan of Section 1A, Fredericksburg R-20 Residential P.U.D of record in Plat Book 7900, Page 529, 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 Rhonda Renee Pannell and Steve E. Pannell, wife and husband by Warranty Deed from Adam E. Meyer and Wife, Maria Hadjifrangiskou of record in Instrument No. 20210810-0107274 Register's Office for Davidson County, Tennessee, dated July 30, 2021 and recorded on August 10, 2021.

Rhonda Renee Pannell and Steve E. Pannell having since divorced pursuant to the Final Decree of Divorce as shown in Case No. 25DM-133, in the Chancery Court for Sumner County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 529, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for Fredericksburg Homeowners Association, Inc., of record in Book 8920, Page 65 as amended in Book 9500 Page 393, Book 9860, Page 840, Book 10453, Page 931 and Book 10694, Page 541, Register's Office for Davidson County, Tennessee.
- Charter for Fredericksburg Homeowner's Association of record in Book 8920, Page 40, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Fredericksburg Homeowners Association, Inc., of record in Book 8920, Page 45, as amended in Book 10694, Page 539, in the Register's Office for Davidson County, Tennessee.
- All matters shown on the Boundary Plat of Fredericksburg of record in Book 7900, Page 509, in the Register's Office for Davidson County, Tennessee.
- Amenities Area of Fredericksburg Homeowner's Association, Inc. of record in Book 9443, Page 538 and Plat Book 7900 Page 807, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7798, Page 843, in the Register's Office for Davidson County, Tennessee.
- Easement(s) for Comcast of Nashville I, LLC of record as Instrument No. 20131021-0109635, in the aforesaid Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5021 Fredericksburg Way East, Brentwood, Tennessee 37027**.

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.

Witness my/our hand(s) this the 29th DAY OF MAY, 2026.

Rhonda Renee Pannell

Steve E. Pannell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RHONDA RENEE PANNELL, 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 29th of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEVE E. PANNELL, 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 29th of May, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 **May 29, 2026**.

Date

Alli P

Affiant Signature

6/1/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **1** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County