WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 610,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2026.

Notary Public

COMMISSION EXPIRES: 10/4/27

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1435886 DEEDWARR
06/18/2026 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20260618-0055511

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Christy Freeze	NorthPointe Bank	043-14-0-081
(NAME)	(NAME)	
230 Lanier Drive	3333 Deposit Drive Northeast	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Grand Rapids, MI 49546	
(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, I, **Brian Bequette, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christy Freeze, a single woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Situated in the 9th Council District of Nashville, Davidson County, Tennessee and being all of Lot 1 of the Final Plat Bayfront LLC Property Lanier Drive being more particularly bounded and described as follows:

Beginning at an iron rod on the Western margin of Lanier Drive and being the common corner of Piper Hall recorded in Instrument No. 20091210-0112732, said Register's Office, thence with said Western margin of Lanier Drive, along a curve to the right having a radius of 276.84 feet, a length of 50.00 feet and a chord bearing and distance of South 04 degrees 07 minutes 36 seconds East, 49.93 feet to an iron rod, a corner to Bayfront LLC recorded in Instrument No. 20210112 0005450, said Register's Office;

Thence, with the line of Bayfront LLC, South 79 degrees 25 minutes 21 seconds West, 184.28 feet to an iron rod in the line of Open Space, Final Plat, Lanier Park recorded in Instrument No. 20021022-0129511 said Register's Office;

Thence, with the line of Open Space, Final Plat, Lanier Park, North 12 degrees 04 minutes 03 seconds West, 50.00 feet to an iron rod at the corner of Piper Hall;

Thence, with the line of Hall, North 79 degrees 31 minutes 57 seconds East, 191.19 feet to the Point of Beginning, and containing 9,387 square feet or 0.215 acre according to survey by Clint Elliott Survey dated 01-23- 2025.

Being the same property conveyed to Brian Bequette, a married man, by Quitclaim Deed from Bayfront, LLC, a Tennessee limited liability company, dated November 4, 2025 and record on November 4, 2025 in Instrument No. 20251104-0088011, in the Register's Office of Davidson County, Tennessee.

The property being conveyed is not the homestead of the Grantor.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as **230 Lanier Drive** **Madison, TN** **37115**
(House Number) (Street) (P.O. Address) (City or Town) (State) (Postal Zip)

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, successors 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, 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 our hands this 10th day of June, 2026.

Brian Bequette

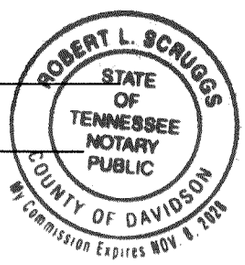
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Brian Bequette,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 10th day of June, 2026.

Notary Public

Commission Expires: _____



True Copy Certification

I, **Jodi Jackson,** 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 this the 10 day of June, 2026.

Affiant Signature
Date 6/10/26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of June, 2026.

Notary's Signature
MY COMMISSION EXPIRES:

