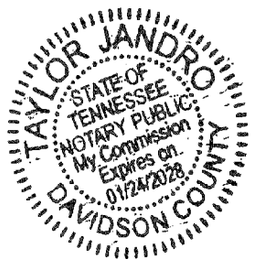
Karen Johnson Davidson County
Batch# 1441962 DEEDWARR
07/02/2026 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,620.60
20260702-0060116

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED THIRTY EIGHT THOUSAND AND 00/100 (438,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
KAREN C. BENITEZ (NAME)	**NEW OWNER** (NAME)	**093 05 4C 007.00**
930 COMMERCE STREET, # 508 NASHVILLE, TN 37203 (ADDRESS)	**20 BROCKENHURST CLOSE YOUNG HARRIS, GA 30582** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 1st day of July, 2026, the undersigned, **CALVIN THOMAS FREY AND ALLIE FREY, HUSBAND AND WIFE, AND THOMAS EDGAR FREY AND TERESA ANN FREY, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **KAREN C. BENITEZ, A SINGLE WOMAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **Davidson** County, State of **TENNESSEE**, having an address of **930 COMMERCE STREET, # 508, NASHVILLE, TN 37203** and more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 508 on the Plan of THE EMORY, A Condominium, of record in Exhibit "C" in the Declaration Establishing THE EMORY, A Condominium, at Instrument No. 20251022-0084089, 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 Calvin Thomas Frey and Allie Frey, a married couple, and Thomas Edgar Frey and Teresa Ann Frey, a married couple; as joint tenants with rights of survivorship, by Special Warranty Deed from Emory Residences LLC, a Delaware limited liability company, of record in Instrument No. 20260109-0002015, in the Register's Office of Davidson County, Tennessee, dated January 05, 2026 and recorded on January 09, 2026.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 1st day of July, 2026.

GRANTOR: CALVIN THOMAS FREY

GRANTOR: ALLIE FREY

GRANTOR: THOMAS EDGAR FREY

GRANTOR: TERESA ANN FREY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **CALVIN THOMAS FREY, ALLIE FREY, THOMAS EDGAR FREY AND TERESA ANN FREY**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 1st day of July, 2026.

Notary Public

9-3-29
My Commission Expires

GROVER COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 July 1, 2026

Affiant Signature

July 1, 2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 1 day of July, 2026.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/03/2028
DAVIDSON COUNTY