This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25812-MC

Karen Johnson Davidson County
Batch# 1441987 DEEDWARR
07/02/2026 04:17:30 PM 3 pgs
Fees: $18.00 Taxes: $865.80
20260702-0060148

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $234,000.00.

Affiant

RACHEL MARIE COLLINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHEATHAM

Subscribed and sworn to before me, this the 30th day of June, 2026.

Notary Public
My Commission Expires: 3/21/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Neil Lee Masters and Hamilton Matthew Masters 3876 Priest Lake Drive, # B, Nashville, TN 37217	United Wholesale Mortgage, LLC 585 South Blvd E Pontiac, MI 48341	136 03 0C 073.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Deana Rena Frederick, a single woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Neil Lee Masters, a single man, and Hamilton Matthew Masters, a single man, as joint tenants with right of survivorship,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County Tennessee being Unit No. 22 on Lot 2, on the Plan of HERITAGE VILLAGE OF PRIEST LAKE PARK CONDOMINIUMS, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, of record in Plat Book 4860, Page 98, and as established by a Master Deed and By-Laws, of record in Book 5097, Page 855, as amended in Book 5192, Page 243, Book 5292, Page 747, Book 5292, Page 749, Book 5459, Page 679 and Instrument No. 20140314-0021490 Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of HERITAGE VILLAGE OF PRIEST LAKE PARK CONDOMINIUMS as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Deana Rena Frederick, by Quitclaim Deed from Pamela Deniese Leptic, Successor Trustee of The Charles H. Martin and Joyce M. Martin Trust Agreement, of record in Instrument No. 20250717-0056524, in the Register's Office of Davidson County, Tennessee, dated July 17, 2025 and recorded on July 17, 2025. Further being the same property conveyed to Trustee of the Charles H. Martin and Joyce M. Martin Trust Agreement, by Warranty Deed from Charles H. Martin and Joyce M. Martin, Husband and Wife, of record in Instrument No. 20111117-0089893, in the Register's Office of Davidson County, Tennessee, dated October 05, 2011 and recorded on November 17, 2011.

Futhermore being the same property conveyed to Charles H. Martin and Joyce M. Martin Husband and Wife, by Warranty Deed from Dorothy A. Merritt, Unmarried, of record in Instrument No. 20030828-0124747, in the Register's Office of Davidson County, Tennessee, dated August 22, 2003 and recorded on August 28, 2003. Since said Joyce M. Martin died on July 10, 2014 and then Charles H. Martin died on November 04, 2024.

This is ☒ improved or ☐ unimproved property located at: **3876 Priest Lake Drive, # B, Nashville, TN 37217**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of June, 2026.

GRANTOR:

Deana Rena Frederick

Deana Rena Frederick

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Deana Rena Frederick,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of June, 2026.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

202607020060148

I, Kirsten Virden, 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 6-30-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 6-30-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of June, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

