Karen Johnson Davidson County
Batch# 1450415 DEEDWARR
07/22/2026 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260722-0066291

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me, this July 20, 2026.

Notary Public

My commission expires: 11-8-2028

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Guy Barrett Freeman and Mary Catherine Freeman	Firstbank	
5905 Westheimer Drive	722 Columbia Ave ~~New Owner~~	172-05-0B-123.00-CO
Brentwood, TN 37027	Franklin TN 37064	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jessica Kopperud and Lars Kopperud, a married couple

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Mary Catherine Freeman and Guy Barrett Freeman, wife and husband

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Sterling Oaks, Phase III, of record in Instrument No. 20001122-0115320, 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 Jessica Kopperud, a married woman by Warranty Deed from William Wood, II and Sharon S. Wood, husband and wife of record in Instrument No. 20190703-0065024 Register's Office for Davidson County, Tennessee, dated July 01, 2019 and recorded on July 03, 2019.

The said Lars Kopperud being married to the said Jessica Kopperud, joins in the execution of this Warranty Deed to convey any interest, specifically any homestead, dower, spousal or other marital rights or interests, as contemplated in T.C.A. § 26-2-301 or other similar statutes therein, that he may have in the subject property.

This is [X] improved [ ] unimproved property known as 5905 Westheimer Dr, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 20th day of July, 2026.

Jessica Kopperud
Jessica Kopperud

Lars Kopperud

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jessica Kopperud and Lars Kopperud, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of July, 2026.

Notary Public
My Commission Expires: 2-2-2030

Nicholas R. Norton
State of Tennessee Notary Public
Williamson County

Lenders Title Company File No. TN-2602694-7524

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 7-20-2026.

Affiant Signature — Date: 7-20-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7-20-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY