WARRANTY DEED

Karen Johnson Davidson County
Batch # 1474435 DEEDWARR
09/16/2026 03:09:48 PM 2 pgs
Fees: $13.00 Taxes: $2,312.50

20260916-0086378

BG-C-26-5402

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 6/8/28

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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)
Joseph Defeo and Connie Defeo	**Joseph Defeo and Connie Defeo**	
(NAME)	(NAME)	**018-00-0-079.00**
7016 Lama Terra Ct	**7016 Lama Terra Ct**	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	**Goodlettesville, TN 37072**	
(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, **SHERRY E. FREY, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSEPH DEFEO AND CONNIE DEFEO, 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 Tract 6 on an unrecorded plat by Donald R. Carver, Surveyor, Lic. No. 271, dated August 21,1975, and being more particularly described as follows:

Beginning at a point 51.95 feet east of the southwest corner of a tract of land conveyed to Goodlettsville Construction Company, Inc., by deed of record in Book 4756, page 339, Register's Office for Davidson County, Tennessee, which is the southwest corner of said tract 6; being on the northerly margin of Brick Church Pike; thence N 11° 40' 40" West 740.00 feet to a point; thence S 85° 21' 55" E 165.50 feet to a point; thence S 11° 40' 43" E 740.00 feet to a point on the northerly margin of Brick Church Pike; thence along said margin N 85° 21' 50" West 165.00 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to Killian Frey, III and wife, Sherry E. Frey by Warranty Deed from Judy T. Swindle of record in Book 5412, Page 636, Register's Office for Davidson County, Tennessee, dated March 27, 1979 and recorded on April 2, 1979.

The said Killian Frey, III having since died on March 9, 2025, leaving Sherry E. Frey as the surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5402 Brick Church Pike, Goodlettsville, Tennessee 37072**.

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 11 DAY OF SEPTEMBER, 2026.

Sherry E. Frey

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHERRY E. FREY, 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 11th of September, 2026.

Notary Public
My Commission Expires: 1-22-2029
(SEAL)

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212