WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $990,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/6/28

(AFFIX SEAL)

DANIEL WORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-06-2028

Karen Johnson
Batch # 1474708
09/17/2026 02:36:30 PM
Fees: $13.00 Taxes: $3,663.00

Davidson County
DEEDWARR
2 pgs

20260917-0086798

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)
Wendelynn Dowd and J. Todd Murphy	**Primis Mortgage Company**	
(NAME) **606 Buchanan St**	(NAME) **5535 Currituck Dr.**	**081 08 4K 002.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Wilmington, NC 28405**	
(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, **JASON FRIZZELL, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WENDELYNN DOWD AND J. TODD MURPHY, WIFE AND HUSBAND,** 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 1800 7TH AVENUE COTTAGES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1800 7TH AVENUE COTTAGES, a Horizontal Property Regime, of record in Instrument No. 20141215-0114680, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "A" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Jason Frizzell, a single man, by Warranty Deed from TM Investment, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20160321-0026675, in the Register's Office of Davidson County, Tennessee, dated March 18, 2016, and recorded on March 21, 2016. Jason Frizzell, having since married.

This conveyance is subject to:
- Taxes and assessments for the year 2026 and subsequent years, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of NORTH NASHVILLE REAL ESTATE COMPANY PLAN, as recorded in Plat Book 21, Page 105.
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141215-0114680.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **606 Buchanan St, Nashville, Tennessee 37208**.

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 15th DAY OF SEPTEMBER, 2026.

Jason Frizzell

Alli Frizzell

Alli Frizzell, spouse of Jason Frizzell, hereby joins in this conveyance and does transfer and convey any and all marital interest Alli Frizzell may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON FRIZZELL, 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 15th of September, 2026.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALLI FRIZZELL, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of September, 2026.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

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