Karen Johnson Davidson County
Batch# 1475492 DEEDWARR
09/21/2026 12:30:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20260921-0087536

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 09/17/2026 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

WARRANTY DEED

This Instrument Prepared by and Return To:

FOUR STAR TITLE LLC

2500 N. Mt. Juliet Rd., Mt. Juliet, TN 37122
File #26-6216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyler Dicks and Natalie McKnight	**New Owner**	**064-09-0-172.00**
4304 Brackenwood Dr Old Hickory, TN 37138-4216		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kevin L. Frei and Crystal Frei, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler Dicks an unmarried man and Natalie McKnight, an umarried woman, joint tenants with the right of survivorship,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 12 on the plan of Southfork Subdivision, Section One, shown by plat of record in Plat Book 6250, Pages 384-385, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Kevin L. Frei, unmarried, by Warranty Deed from Christiane Washington, married, recorded on May 24, 2017, of record in Instrument No. 20170524-0051431, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved
This is improved ☒ property, known as **4304 Brackenwood Dr, Old Hickory, TN 37138-4216**
(House Number) (Street) (City, State) (Zip)

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 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, representatives and assigns, 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. 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, this instrument has been executed on this the 15 day of September 2026.

K L Frei
Kevin L. Frei

Crystal Frei
Crystal Frei

STATE OF Alabama
COUNTY OF Baldwin

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Kevin L. Frei and Crystal Frei**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 15 day of September 2026

Deborah Richards
NOTARY PUBLIC

My Commission Expires: 05/07/2029

DEBORAH RICHARDS
NOTARY
PUBLIC
ALABAMA STATE AT LARGE

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Alli Pinkston, 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 **September 15, 2026**.

Date

Alli P

Affiant Signature

9/21/26

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **Septemer**, 20_____.

Notary's Signature

My Commission Expires: May 8, 2029

Date

Notary's Seal (if on paper)

Andrew Suzore
State of Tennessee Notary Public
Davidson County