Karen Johnson Davidson County
Batch# 1477306 DEEDWARR
09/24/2026 02:56:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260924-0088877

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409 *et sq.* _____, Affiant Sworn to and subscribed before me this November 19, 2025 _____ Comm Exp: _____ Notary Public

PARKER T. BROWN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 08-05-2029

This Instrument Prepared by: Parker T. Brown, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
JUSTIN OLIVER FRATT and HANNAH DAWNELLE FRATT, Trustees	Republic Bank	
FRATT FAMILY TRUST dated November 19, 2025	Attn: Escrow Dept. Tax Bill	181110C02700C0
520 New Hwy 96 W	P.O. Box 70749	
Franklin, TN 37064	Louisville, KY 40270	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, JUSTIN FRATT and HANNAH FRATT, husband and wife, as joint tenants with right of survivorship and not as tenants in common (Grantors), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to JUSTIN OLIVER FRATT and HANNAH DAWNELLE FRATT, Trustees of the FRATT FAMILY TRUST dated November 19, 2025 (Grantees), and any amendments thereto, being more particularly described as follows:

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 275 on the plan of The Villas at Concord Place, Phase 5 (formerly known as Concord Place 2, Phase 1) as shown in Exhibit "A" to the Instrument of Correction to the Declaration of Covenants, Conditions and Restrictions if record in Instrument No. 20080319-0027346, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to JUSTIN FRATT and HANNAH FRATT, husband and wife, as joint tenants with right of survivorship and not as tenants in common by THE SECRETARY OF VETERANS AFFAIRS, an officer of the United States of America, by Special Warranty Deed of

record in Instrument Number 20130917-0097576, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

The legal description is taken from the prior deed of 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

The property is known as 8316 Rossi Road, Brentwood, Tennessee 37027.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on November 19, 2025.

Justin Fratt

Hannah Fratt

Hannah Fratt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JUSTIN FRATT and HANNAH FRATT, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this November 19, 2025.

NOTARY PUBLIC

My Commission Expires: 01-05-2027

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 November 19, 2025

9/24/26

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 24th day of September, 2026.

Notary Public

My Commission Expires:

PARKER T. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029