39B

Karen Johnson Davidson County
Batch # 1342036 DEEDWARR
11/04/2025 01 52 22 PM 2 pgs
Fees $13 00 Taxes $12,738 43
20251104-0087934

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Brett Kirchhofer and
April Kirchhofer
1211 Goodloe Dr.
Nashville, TN 37215

SEND TAX BILLS TO
NEW OWNER

MAP/PARCEL
131-15-0-078 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SUZANNE M. WARREN, TRUSTEE OF THE DANA E. WARREN PRIME TRUST,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **BRETT KIRCHHOFER AND APRIL KIRCHHOFER, TRUSTEES OF THE KIRCHHOFER FAMILY COMMUNITY TRUST, DATED FEBRUARY 2, 2022, AND ANY AMENDMENTS THERETO,** ("Grantees" herein), their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee,** more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, BEING Lot No. 24 on the Plan of HARPETH ACRES, SECTION 4, of record in Book 2133, page 65, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to SUZANNE M. WARREN, TRUSTEE OF THE DANA E. WARREN PRIME TRUST, by deed from STEPHEN CHURCH, TRUSTEE OF THE 8GCO REVOCABLE LIVING TRUST U/A/D JULY 21, 2014, of record as Instrument No. 20200817-0092055, dated August 14, 2020, said Register's Office.

Being improved property known as: 1211 Goodloe Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2025 real property taxes and any easements, covenants and restrictions of record

Whenever 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 set his hands as of this 28 day of October, 2025.

Suzanne M. Warren Trustee

SUZANNE M WARREN, TRUSTEE
OF THE DANA E WARREN PRIME TRUST

STATE OF OKLAHOMA)
COUNTY OF Tulsa)

Before me, Jennifer K. Morgan a Notary Public of the State and County aforesaid, personally **SUZANNE M. WARREN, TRUSTEE OF THE DANA E. WARREN PRIME TRUST,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Tulsa, Oklahoma, this 28th day of October, 2025.

Notary Public

My Commission Expires: 05/22/2026

JENNIFER K. MORGAN
Notary Public
State of Oklahoma
Commission # 02008908
Expires 05/22/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$3,442,820.00.**

Sworn to and subscribed before me this 30th day October, 2025.

Notary Public

My Commission Expires 3/3/2026

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON