WARRANTY DEED

Karen Johnson Davidson County
Batch # 1342453 DEEDWARR
11/06/2025 10:25:41 AM 3 pgs
Fees: $18.00 Taxes: $7,148.63

20251106-0088486

File #25-TL-2617-LPT

(SEAL)
HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,932,061.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Carlton Liceaga and Nicole Marie Liceaga, Co-Trustees of Dominion Link 2023 Tenancy by the Entirety Trust dated June 23, 2023	New Owner	
(NAME)	(NAME)	**123 00 0 179.00, 123 00 0 180.00, 123 00 0 178.00, 123 00 0 177.00**
2617 Sailview Way		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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,

GARY D. BECKER, TRUSTEE OF GST TRUST FOR GARY BECKER PURSUANT TO THE AGREEMENT CREATING THE BECKER ISSUE GST TRUSTS DATED JULY 13, 1995,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BRIAN CARLTON LICEAGA AND NICOLE MARIE LICEAGA, CO-TRUSTEES OF THE DOMINION LINK 2023 TENANCY BY THE ENTIRETY TRUST DATED JUNE 23, 2023,

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:

Tract 1 of the Division of Lands at Bakers Grove part of Map 123, Parcels 23 & 84 in the Hermitage Township Davidson County Tennessee.

Being a certain portion of land situated in the 12th Civil District of Davidson County, Tennessee. Said land being part of the lands of Old South Construction, LLC (OSC) as designated on Tax Map 123, Parcels 23 and 84 as described in Instrument #20161005-0105239 recorded in the Register's Office of Davidson County (R.O.D.C.), and being more particularly described as follows:

Beginning at a point at the Northwest corner of Arbor Crest Subdivision (Document No. 200711290138522) and the Southwest corner of the lands of OSC of which this is a part, and on the boundary of the lands of the United States of America of Percy Priest Lake; thence leaving Arbor Crest Subdivision and with said Lake Lands, N08°26'49"E, a distance of 478.10 feet to a concrete monument at a corner with the lands of Lora and Forrest Russell (Document No. 20041228-0152622). thence leaving said Lake Lands and with Russell, N07°48'49"E, a distance of 320.80 feet to a point being on the Southerly boundary of Lora and Forrest Russell (Document No. 20041228-0152622). thence, along the Southerly boundary of Russell and the original North line of said OSC lands, S80°19'43"E, a distance of 272.60 feet to an iron rebar, being the Southeast corner of Russell, also being the Southwest corner of Ernest G. Wilson (DB 6945, PG 163); thence, with the Southerly line of Wilson, S82°00'46"E, a distance of 47.60 feet to a set iron rod and cap; thence leaving Wilson and the original North line of OSC, and with the West line of proposed Tract 2, S12°06'52"W, a distance of 789.20 feet to a point in the North line of the aforementioned Arbor Crest Subdivision; thence leaving Tract 2 and with said Arbor Crest Subdivision, N82°48'46"W, a distance of 266.17 feet to the Point of Beginning. Containing 5.314 acres, more or less. Prepared by Roger Harrah (RLS 2039)

Being part of the same property conveyed to Becker Realty Rayford, LLC, a Texas Limited Liability Company, by Warranty Deed from Old South Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200323-0031485, in the Register's Office of Davidson County, Tennessee, dated February 28, 2020, and recorded on March 23, 2020.

Tract 2 of the Division of Lands at Bakers Grove part of Map 123, Parcels 23 & 84 in the Hermitage Township Davidson County Tennessee.

Being a certain portion of land situated in the 12th Civil District of Davidson County, Tennessee. Said land being part of the lands of Old South Construction, LLC (OSC) as designated on Tax Map 123, Parcels 23 and 84 as described in Instrument # 20161005-0105239 recorded in the Register's Office of Davidson County (R.O.D.C.), and being more particularly described as follows:

Commencing at the Northwest corner of Arbor Crest Subdivision (Document No. 200711290138522) and the Southwest corner of the lands of Old South Construction (Document No. 20161005-01052339) of which this is a part; thence along the North line of said Arbor Crest Subdivision, S82°48'46"E, a distance of 266.17 feet to a set iron rod and cap at the Southwest corner of this described Tract 2 and it's true Point of Beginning. Thence from the Point of Beginning and along said North line of Arbor Crest Subdivision, S82°48'46"E, a distance of 265.34 feet to a set iron rod and cap at the Southwest corner of proposed Tract 3; thence leaving said North line of Arbor Crest and with the West line of proposed Tract 3; N15°54'08"E, a distance of 790.98 feet to a set iron rod in the North line of the this original tract of land of which this is a part and at the Northwest corner of said Tract 3; thence leaving said Tract 3 and with said North line, N82°00'46"W, a distance of 317.43 feet to a set iron rod and cap at the Northeast corner of proposed Tract 1; thence, leaving said North line and with the East line of said Tract 1, S12°06'52"W, a distance of 789.20 feet to the Point of Beginning. Containing 5.249 acres, more or less. Prepared by Roger Harrah (RLS 2039)

Being part of the same property conveyed to Becker Realty Rayford, LLC, a Texas Limited Liability Company, by Warranty Deed from Old South Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200323-0031485, in the Register's Office of Davidson County, Tennessee, dated February 28, 2020, and recorded on March 23, 2020.

Tract 3 of the Division of Lands at Bakers Grove part of Map 123, Parcels 23 & 84 in the Hermitage Township Davidson County Tennessee.

Being a certain portion of land situated in the 12th Civil District of Davidson County, Tennessee. Said land being part of the lands of Old South Construction, LLC (OSC) as designated on Tax Map 123, Parcels 23 and 84 as described in Instrument # 20161005-0105239 recorded in the Register's Office of Davidson County (R.O.D.C.), and being more particularly described as follows:

Commencing at the Northwest corner of Arbor Crest Subdivision (Document No. 200711290138522) and the Southwest corner of the lands of Old South Construction (Document No. 20161005-01052339) of which this is a part; thence along the North line of said Arbor Crest Subdivision, S82°48'46"E, a distance of 531.51 feet to a set iron rod and cap at the Southwest corner of this described tract 3 and it's true Point of Beginning. Thence from the Point of Beginning and with a new division line through original OSC lands and also along the East line of proposed Tract 2; N15°54'08"E, a distance of 790.98 feet to an iron rebar set in the North line of the lands said OSC of which this is a part, and at the Northeast corner of said Tract 2; thence leaving said Tract 2 and with said North line the following 3 courses; S85°03'47"E, a distance of 275.88 feet to an iron rebar; thence, S84°51'01"E, a distance of 140.78 feet to an iron rebar; thence, S84°11'32"E, a distance of 234.80 feet to a concrete monument at a corner of the lands of the United States of America boundary limits of Percy Priest Lake; thence continue with said original OSC boundary and said lake lands; S69°02'15"W, a distance of 131.30 feet to an iron rod; thence, S68°36'40"W, a distance of 144.32 feet to a set iron rod and cap at a corner of said Lake Lands and proposed Tract 4; thence leaving said lake lands and with said Tract 4; S57°55'21"W, a distance of 262.73 feet to a point; thence, S08°22'56"W, a distance of 506.18 feet to a set iron rod and cap at the Southwest corner of said tract 4 and on the North line of the aforementioned Arbor Crest Subdivision; thence with said North line; N82°48'46"W, a distance of 314.46 feet to the Point of Beginning. Containing 6.017 acres more or less. Prepared by Roger Harrah (RLS 2039)

Being part of the same property conveyed to Becker Realty Rayford, LLC, a Texas Limited Liability Company, by Warranty Deed from Old South Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200323-0031485, in the Register's Office of Davidson County, Tennessee, dated February 28, 2020, and recorded on March 23, 2020.

Tract 4 of the Division of Lands at Bakers Grove part of Map 123, Parcels 23 & 84 in the Hermitage Township Davidson County Tennessee.

Being a certain portion of land situated in the 12th Civil District of Davidson County, Tennessee. Said land being part of the lands of Old South Construction, LLC (OSC) as designated on Tax Map 123, Parcels 23 and 84 as described in Instrument # 20161005-0105239 recorded in the Register's Office of Davidson County (R.O.D.C.), and being more particularly described as follows:

Commencing at the Northwest corner of Arbor Crest Subdivision (Document No. 200711290138522) and the Southwest corner of the lands of Old South Construction (Document No. 20161005-01052339) of which this is a part; thence along the North line of said Arbor Crest Subdivision, S82°48'46"E, a distance of 845.96 feet to a set iron rod and cap at the Southwest corner of this described Tract 4 and it's true Point of Beginning. Thence from the beginning and with a new division through the original OSC lands and the West line of proposed Tract 3, N08°22'56"E, a distance of 506.18 feet to a point; thence, N57°55'21"E, a distance of 262.73 feet to a point at a corner to United States of America boundary limits of Percy Priest Lake; thence leaving said proposed Tract 3 and with said lake boundary limits; S56°59'34"E, a distance of 233.82 feet to a found iron rod at the Northwest corner of the lands of Paul Binge (Inst #20100823-00662566); thence leaving said lake boundary and with said Binge lands; S31°04'00"W, a distance of 353.51 feet to an iron rebar; thence, S84°34'37"E, a distance of 44.84 feet to an iron rebar; thence; S79°39'55"E, a distance of 188.37 feet to an iron rebar; thence S03°07'53"E, a distance of 86.81 feet to an iron rebar at the Southwest corner of said Binge lands and the Northwest corner of proposed Lot 5; thence leaving said Binge lands and with said Tract 5; S14°10'00"E, a distance of 164.16 feet to an iron rebar at the Northwest corner of a cemetery parcel and a corner on the North line said Arbor Crest Subdivision; thence with said North line, N82°48'46"W, a distance of 589.58 feet to the Point of Beginning. Containing 5.953 acres, more or less. Prepared by Roger Harrah (RLS 2039)

Being the same property conveyed to Gary Becker, Trustee of the GST Trust for Gary Becker Pursuant to the Agreement Creating the Becker Issue GST Trusts, dated July 13, 1995 by Quitclaim Deed from Becker Realty Rayford, LLC, a Texas limited liablity company, of record in Instrument No. 20251027-0084910, in the Register's Office for Davidson County, Tennessee, dated October 24, 2025, and recorded on October 27, 2025.

Being the same property conveyed to Becker Realty Rayford, LLC, a Texas Limited Liability Company, by Warranty Deed

from Old South Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200323-0031485, in the Register's Office of Davidson County, Tennessee, dated February 28, 2020, and recorded on March 23, 2020.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
*Application for Greenbelt Assessment recorded November 04, 2016 as Instrument No. 20161104-0117025 and Instrument No. 20161104-0117026.
* Rights of other parties in and to the grave site located on the land, including the right of ingress, egress, maintenance of such site and burial rights.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **2617 Sailview Way, 0 Bakers Grove Rd (M/P 123 00 0 180.00), 0 Bakers Grove Rd (M/P 123 00 0 178.00) & 0 Bakers Grove Rd (M/P 123 00 0 177.00), Hermitage, TN 37076**.

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 23rd day of October, 2026.

GST Trust for Gary Becker Pursuant to the Agreement Creating the Becker Issue GST Trusts dated July 13, 1995

By: _____ Trustee
Gary D. Becker, Trustee

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Travis

On this 23rd day of October, 2025, before me personally appeared Gary D. Becker, Trustee of GST Trust for Gary Becker Pursuant to the Agreement Creating the Becker Issue GST Trusts dated July 13, 1995, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of October, 2025.

_____
Notary Signature
My ~~commission~~ expires: 10/19/2027

DAVID GREIG JOHNSON
Notary ID #130408316
My Commission Expires
October 19, 2027