Karen Johnson Davidson County
Batch# 1367845 DEEDWARR
01/09/2026 10:42:30 AM 6 pgs
Fees: $33.00 Taxes: $2,867.50
20260109-0002103

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Zoe Torrey and Marcus Torrey 5553 Brick Church Pike Goodlettsville, TN 37072	Mortgage Research Center, LLC dba Veterans United Home Loans 550 Veterans United Drive Columbia, MO 65201	018-00-0-161.00

THIS INDENTURE, made this 7th day of January, 2026 between

Deana C. Vandivier and Jeremy Vandivier, wife and husband

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Zoe Torrey and Marcus Torrey, wife and husband

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING AT AN IRON ROD IN THE WEST RIGHT OF WAY OF BRICK CHURCH PIKE, ALSO BEING THE NORTHEAST CORNER OF THE DICKENS PROPERTY AS DESCRIBED BY INSTRUMENT NO. 20030513-0064474; THENCE, SOUTH 15 DEGREES 28' 32" WEST, A DISTANCE OF 306.34 FEET TO THE TRUE POINT OF BEGINNING FOR THE PROPERTY DESCRIBED HEREON, WHICH IS ALSO THE SOUTHEAST CORNER OF THE DICKENS PROPERTY AS DESCRIBED BY INSTRUMENT NO. 20030513-00064474; THENCE, NORTH 89 DEGREES 48' 57" WEST, A DISTANCE OF 162.11 FEET TO AN IRON ROD; THENCE, SOUTH 30 DEGREES 18' 26" WEST, A DISTANCE OF 382.83 FEET TO AN IRON ROD, ALSO BEING THE SOUTHWEST CORNER OF THE DICKENS PROPERTY AS DESCRIBED BY INSTRUMENT NO. 20030513-0064474; THENCE, WITH TRACT 1 SOUTH 12 DEGREES 29' 42" WEST, A DISTANCE OF 470.08 FEET TO AN IRON ROD; THENCE, WITH TRACT 1 SOUTH 45 DEGREES 45' 20" WEST, A DISTANCE OF 22.63 FEET TO AN IRON ROD; THENCE, WITH TRACT 4 NORTH 62 DEGREES 08' 45" EAST, 56.94 FEET TO AN IRON ROD; THENCE, WITH TRACT 4 NORTH 50 DEGREES 59' 21" EAST, A DISTANCE OF 128.63 FEET TO AN IRON ROD; THENCE, WITH TRACT 4 NORTH 45 DEGREES 44' 55" EAST, A DISTANCE OF 86.81 FEET TO AN IRON ROD; THENCE, WITH TRACT 4 NORTH 39 DEGREES 54' 02" EAST, A DISTANCE OF 48.11 FEET TO AN IRON ROD; THENCE, WITH TRACT 4 SOUTH 58 DEGREES 00' 36" EAST A DISTANCE OF 250.30 FEET TO AN IRON ROD; THENCE, NORTH 35 DEGREES 33' 48" EAST, A DISTANCE OF 219.34 FEET TO AN IRON ROD; THENCE, NORTH 32 DEGREES 54' 26" EAST, A DISTANCE OF 90.68 FEET TO AN IRON ROD, ALSO BEING THE SOUTHEAST CORNER OF TRACT 2; THENCE, WITH TRACT 2 NORTH 53 DEGREES 48' 29" WEST, A DISTANCE OF 313.10 FEET TO AN IRON ROD; THENCE, WITH TRACT 2 NORTH 09 DEGREES 35'

41" EAST, A DISTANCE OF 240.61 FEET TO AN IRON ROD; THENCE, WITH TRACT 2 NORTH 42 DEGREES 42' 30" EAST, A DISTANCE OF 76.47 FEET TO AN IRON ROD; THENCE WITH TRACT 2 NORTH 38 DEGREES 42' 51" EAST, A DISTANCE OF 28.09 FEET TO THE TRUE POINT OF BEING OF THE DESCRIBED PROPERTY CONTAINING 5.073 ACRES, MORE OR LESS.

TOGETHER WITH:

(1) INGRESS/EGRESS EASEMENT OF RECORD AS INSTRUMENT NO. 20080402-0032971, REGISTER OF DEEDS, DAVIDSON COUNTY, TENNESSEE; AND TOGETHER WITH AND SUBJECT TO, (2) A PERPETUAL, NON-EXCLUSIVE INGRESS/EGRESS EASEMENT RUNNING WITH THE LAND AS SHOWN ON THE BOUNDARY SURVEY OF THE MARCHAND PROPERTY DATED AUGUST 22, 2008 PREPARED BY DELLE LAND SURVEYING, 408 NESBITT LANE, MADISON TENNESSEE 37115, 615-8654242, BOTH INGRESS/EGRESS EASEMENTS 1 AND 2 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

20' INGRESS/EGRESS EASEMENT: BEGINNING AT AN IRON ROD IN THE WEST RIGHT OF WAY OF BRICK CHURCH PIKE, ALSO BEING THE NORTHEAST CORNER OF THE DICKENS PROPERTY AS DESCRIBED IN INSTRUMENT NO. 20030513-0064474; THENCE, SOUTH 15 DEGREES 28' 32" WEST, A DISTANCE OF 306.34 FEET TO A POINT; THENCE, SOUTH 38 DEGREES 42' 51" WEST, A DISTANCE OF 28.09 FEET TO A POINT; THENCE, SOUTH 42 DEGREES 42' 30" WEST, A DISTANCE OF 76.47 FEET TO A POINT; THENCE, SOUTH 09 DEGREES 35' 41" WEST, A DISTANCE OF 240.61 FEET TO A POINT, ALSO BEING THE SOUTHWEST OF TRACT #2; THENCE, SOUTH 09 DEGREES 35' 41" WEST, A DISTANCE OF 122.97 FEET TO A POINT; THENCE, SOUTH 15 DEGREES 48' 18" WEST, A DISTANCE OF 76.51 FEET TO A POINT; THENCE, SOUTH 30 DEGREES 05' 15" WEST, A DISTANCE OF 98.42 FEET TO A POINT; THENCE, SOUTH 39 DEGREES 54' 02" WEST, A DISTANCE OF 71.45 FEET TO A POINT; THENCE, SOUTH 45 DEGREES 44' 55" WEST, A DISTANCE OF 88.75 FEET TO A POINT; THENCE, SOUTH 50 DEGREES 59' 21" WEST, A DISTANCE OF 131.50 FEET TO A POINT; THENCE, SOUTH 62 DEGREES 08' 45" WEST, A DISTANCE OF 126.89 FEET TO A POINT; THENCE, SOUTH 18 DEGREES 15' 35" WEST, A DISTANCE OF 288.61 FEET TO A POINT; THENCE, NORTH 53 DEGREES 49' 48" WEST, A DISTANCE OF 62.20 FEET TO A POINT; THENCE, NORTH 18 DEGREES 15' 35" EAST, A DISTANCE OF 236.81 FEET TO A POINT; THENCE, NORTH 62 DEGREES 08' 45" EAST, A DISTANCE OF 132.58 FEET TO A POINT; THENCE; NORTH 62 DEGREES 08' 45" EAST, A DISTANCE OF 56.94 FEET TO A POINT; THENCE, NORTH 50 DEGREES 59' 21 " EAST, A DISTANCE OF 128.63 FEET TO A POINT; THENCE, NORTH 45 DEGREES 44' 55" EAST, A DISTANCE OF 86.81 FEET TO A POINT; THENCE, NORTH 39 DEGREES 54' 02" EAST, A DISTANCE OF 48.11 FEET TO A POINT, ALSO BEING THE NORTHWEST CORNER OF TRACT #4; THENCE, NORTH 39 DEGREES 54' 02" EAST, A DISTANCE OF 20.60 FEET TO A POINT; THENCE, NORTH 30 DEGREES 05' 15" EAST, A DISTANCE OF 94.20 FEET TO A POINT; THENCE, NORTH 15 DEGREES 48' 18" EAST, A DISTANCE OF 72.92 FEET TO A POINT; THENCE, NORTH 09 DEGREES 35' 41" EAST, A DISTANCE OF 368.44 FEET TO A POINT; THENCE, NORTH 42 DEGREES 42' 30" EAST, A DISTANCE OF 81.72 FEET TO A POINT; THENCE, NORTH 38 DEGREES 42' 20" EAST, A DISTANCE OF 23.22 FEET TO A POINT; THENCE, NORTH 15 DEGREES 28' 32" EAST, A DISTANCE OF 302.00 FEET TO A POINT IN THE RIGHT OF WAY OF BRICK CHURCH PIKE; THENCE, WITH THE RIGHT OF WAY WITH A CURVE WITH A DELTA ANGLE OF 04 DEGREES 13' 37", WITH A RADIUS OF 271.18 FEET, A CHORD BEARING OF SOUTH 75 DEGREES 10' 29" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH TRACT 3 SEPTIC AREA: BEGINNING AT A POINT IN THE WESTERLY RIGHT OF WAY OF BRICK CHURCH PIKE, ALSO BEING THE NORTHWEST CORNER OF THE BARNES PROPERTY AS DESCRIBED IN DEED BOOK 9608, PAGE 594; THENCE, NORTH 43 DEGREES 41' 05" WEST, A DISTANCE OF 158.76 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIBED SEPTIC AREA HEREON; THENCE, NORTH 04 DEGREES 52' 04" WEST, A

DISTANCE OF 81.24 FEET TO A POINT; THENCE, SOUTH 85 DEGREES 07' 56" WEST, A DISTANCE OF 162.48 FEET TO A POINT; THENCE, SOUTH 04 DEGREES 52' 04" EAST, A DISTANCE OF 81.24 FEET TO A POINT; THENCE, NORTH 85 DEGREES 07' 56" EAST, A DISTANCE OF 162.48 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.303 ACRES MORE OR LESS.

TOGETHER WITH TRACT 3 SEPTIC EASEMENT ACROSS TRACT 2: BEGINNING AT A POINT ALONG THE EAST PROPERTY LINE, ALSO BEING THE NORTHEAST CORNER OF TRACT 3 AND THE SOUTHEAST CORNER OF TRACT 2; THENCE, NORTH 53 DEGREES 48' 29" WEST, A DISTANCE OF 41.82 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIBED EASEMENT HEREON; NORTH 01 DEGREES 49' 51" EAST, A DISTANCE OF 290.71 TO A POINT; THENCE, NORTH 04 DEGREES 52' 04" WEST, A DISTANCE OF 102.24 FEET TO A POINT; THENCE, NORTH 85 DEGREES 07' 56" EAST, A DISTANCE OF 144.18 FEET TO A POINT; THENCE. NORTH 04 DEGREES 52' 04" WEST, A DISTANCE OF 101.24 FEET TO A POINT; THENCE, SOUTH 85 DEGREES 07' 56" WEST, A DISTANCE OF 182.48 FEET TO A POINT; THENCE, SOUTH 04 52' 04" EAST, A DISTANCE OF 101.24 FEET TO A POINT; THENCE, NORTH 85 DEGREES 07' 56" EAST, A DISTANCE OF 23.30 FEET TO A POINT; THENCE, SOUTH 04 DEGREES 52' 04" EAST, A DISTANCE OF 101.30 FEET TO A POINT; THENCE, SOUTH 01 DEGREES 49' 51" WEST, A DISTANCE OF 279.52 FEET TO A POINT; THENCE, SOUTH 53 DEGREES 48' 29" EAST, A DISTANCE OF 18.17 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.557 ACRES MORE OR LESS.

SUBJECT TO TRACT 4 SEPTIC EASEMENT ACROSS TRACT 3: BEGINNING AT A POINT ALONG THE EAST PROPERTY LINE, ALSO BEING THE NORTHEAST CORNER OF TRACT 4 AND THE SOUTHEAST CORNER OF TRACT 3; THENCE, NORTH 58 DEGREES 00' 36" WEST, A DISTANCE OF 26.05 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIBED EASEMENT; THENCE, NORTH 58 DEGREES 00' 36" EAST, A DISTANCE OF 15.03 FEET TO A POINT; THENCE, NORTH 35 DEGREES 33' 48" EAST, A DISTANCE OF 193.26 FEET TO A POINT; THENCE, NORTH 32 DEGREES 54' 25" EAST, A DISTANCE OF 92.09 FEET TO A POINT; THENCE, SOUTH 53 DEGREES 48' 29" EAST, A DISTANCE OF 15.02 FEET TO A POINT; THENCE, SOUTH 32 DEGREES 54' 25' WEST, A DISTANCE OF 91.57 FEET TO A POINT; THENCE, SOUTH 35 DEGREES 33' 48" WEST, A DISTANCE OF 192.67 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 0.098 ACRES MORE OR LESS.

SUBJECT TO TRACT 5 SEPTIC EASEMENT ACROSS TRACT 3: BEGINNING AT A POINT ALONG THE EAST PROPERTY LINE, ALSO BEING THE NORTHEAST CORNER OF TRACT 4 AND THE SOUTHEAST CORNER OF TRACT 3; THENCE, NORTH 58 DEGREES 00' 36" WEST, A DISTANCE OF 10.02 FEET TO THE TRUE POINT OF BEGINNING OF THE DESCRIBED EASEMENT; THENCE, NORTH 58 DEGREES 00' 36" EAST, A DISTANCE OF 15.03 FEET TO A POINT; THENCE, NORTH 35 DEGREES 33' 48" EAST, A DISTANCE OF 192.63 FEET TO A POINT; THENCE, NORTH 32 DEGREES 54' 25' EAST, A DISTANCE OF 91.54 TO A POINT; THENCE, SOUTH 53 DEGREES 48' 29" EAST, A DISTANCE OF 15.02 FEET TO A POINT; THENCE, SOUTH 32 DEGREES 54' 25' WEST, A DISTANCE OF 91.03 FEET TO A POINT; THENCE, SOUTH 35 DEGREES 33' 48" WEST, A DISTANCE OF 192.04 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 0.098 ACRES MORE OR LESS.

TEN FOOT (10') UTILITY EASEMENT: THE GRANTORS HEREBY CONVEY TO THE GRANTEE, HIS HEIRS AND ASSIGNS, AND RESERVE FOR THE OWNERS OF TRACT #2 AND TRACT #4, A COMMON UTILITY EASEMENT, 10 FEET IN WIDTH FROM THE SOUTHEAST LINES OF TRACTS #2, 3 AND 4, FROM BRICK CHURCH PIKE TO THE SOUTHEASTERLY CORNER OF TRACT 4.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO DEANA C. VANDIVIER AND JEREMY VANDIVIER, WIFE AND HUSBAND BY WARRANTY DEED DATED 6/29/2018 FROM JOHN ASHKER AND WIFE, CLAUDIA ASHKER OF

RECORD IN INSTRUMENT NO. 20180703-0064400, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE PROPERTY LEGAL DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND CONVEYED TO CARRIE LEIGH HARDY IN INSTRUEMNT NO. 20210505-0059910, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING A TRACT OF LAND SITUATED IN THE 10TH COUNCIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF THE DEANA C. VANDIVIER, INCORRECTLY LISTED AS DEANNA C. VANDIVIER AND JEREMY VANDIVIER PROPERTY AS OF RECORD IN INSTRUMENT NO. 20180703-0064400, ON FILE AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, BEING GENERALLY DESCRIBED AS NORTH OF HITT LANE AND SOUTH AND WEST OF BRICK CHURCH PIKE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NEW IRON PIN (1/2" CAPPED REBAR STAMPED "V AND E SURVEY", TYPICAL FOR THIS DESCRIPTION) IN THE EASTERLY MARGIN OF A 20 FOOT INGRESS EGRESS EASEMENT, SAID PIN ALSO BEING IN THE WESTERLY LINE OF THE CARRIE LEIGH HARDY PROPERTY INSTRUMENT NO. 20170117-0005040), SAID PIN ALSO BEING THE NORTHEAST CORNER OF SAID VANDIVIER PROPERTY AND THE NORTHEAST CORNER OF THE HEREIN TRACT DESCRIBED, SAID PIN ALSO HAVING TENNESSEE STATE PLANE COORDINATES OF NORTHING 728125.56, EASTING 1752861.99; THENCE, WITH SAID EASEMENT AND THE COMMON LINE OF SAID VANDIVIER AND SAID HARDY PROPERTIES THE NEXT 3 CALLS: SOUTH 38 DEGREES 42 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 28.09 FEET; SOUTH 42 DEGREES 42 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 76.47 FEET TO AN OLD IRON PIN (1/2" REBAR) SOUTH 09 DEGREES 35 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 22.63 FEET TO A NEW IRON PIN; THENCE LEAVING SAID HARDY PROPERTY AND CROSSING SAID EASEMENT AND SAID VANDIVIER PROPERTY ON NEW SEVERANCE LINES THE NEXT 2 CALLS: NORTH 76 DEGREES 22 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 35.13 FEET TO A NEW IRON PIN; NORTH 13 DEGREES 00 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 95.00 FEET TO A NEW IRON PIN IN THE NORTH LINE OF SAID VANDIVIER PROPERTY AND A SOUTH LINE OF THE KATHY E. GREER PROPERTY INSTRUMENT NO. 20080402-0032972, BEING THE NORTHWEST CORNER OF THE HEREIN TRACT DESCRIBED; THENCE, LEAVING SAID NEW SEVERANCE LINE AND WITH THE COMMON LINE OF SAID VANDIVIER AND SAID GREER PROPERTIES, SOUTH 89 DEGREES 48 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 128.74 FEET TO THE POINT OF BEGINNING. SUBJECT TRACT CONTAINS 7,418 SQUARE FEET OR 0.17 ACRES, MORE OR LESS. SUBJECT TO COVENANTS, EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD AND NOT OF RECORD.

This is (X) improved ( ) unimproved property known as: 5553 Brick Church Pike, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, their heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2026 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Deana C. Vandivier

Jeremy Vandivier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Deana C. Vandivier and Jeremy Vandivier, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 7th day of January, 2026.

Karen B. Heavener
Notary Public
My Commission Exp:



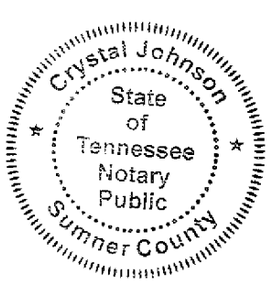
STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $775,000.00.

Affiant

Sworn to and subscribed before me, this 7th day of January, 2026.

Notary Public
My Commission Exp: 4/22/2029



Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 1/7/2026 (date of document).

Affiant Signature

1/8/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 8 day of Jan, 2026.

Notary's Signature

My Commission Expires: 1-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County