Karen Johnson Davidson County
Batch# 1372694 DEEDWARR
01/22/2026 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $6,475.00
20260122-0005519

Warranty Deed

SYDNEY ANGELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,750,000.00. Affiant Subscribed and sworn to before me, this the 16th day of January, 2026. Notary Public My commission expires: 3-20-28

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lance Dean Briggs and Andre Daniel van Heerden	JP Morgan Chase Bank NA	018-00-0-070.00
5495 Brick Church Pike	1111 Polaris Pkwy	
Goodlettsville, TN 37072	Columbus, OH 43240-2050	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARION G. DOYLE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LANCE DEAN BRIGGS, AN UNMARRIED PERSON AND ANDRE DANIEL VAN HEERDEN, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A parcel or tract of land, situated in the County of Davidson and State of Tennessee, and bounded and described as follows:

Beginning at an iron pin in the southerly margin of Brick Church Pike, said pin being the northwest corner of the property conveyed to Roy S. Buttrey by Deed of record in Book 6503, Page 285, of the Register's Office of Davidson County, Tennessee; thence with Buttrey's westerly boundary, South 23 degrees 36 minutes 49 seconds East 321.32 feet to an iron pin; thence South 42 degrees 46 minutes 46 seconds West 368.62 feet to an iron pin; thence south 17 degrees 15 minutes 41 seconds West 434.29 feet to an iron pin; thence South 39 degrees 30 minutes 17 seconds West 417.14 feet to a tree at a fence corner; thence South 76 degrees 38 minutes 40 seconds West 993.29 feet to an iron pin; thence North 01 degrees 09 minutes 37 seconds West 724.52 feet to an iron pin; thence North 66 degrees 21 minutes 51 seconds East 564.04 feet to an iron pin; thence North 08 degrees 10 minutes 50 seconds West 410.49 feet to an iron pin in the southerly margin of Brick Church Pike, North 77 degrees 48 minutes 10 seconds East 719.71 feet to an iron pin; thence North 84 degrees 34 minutes 19 seconds East 185.88 feet to an iron pin; thence North 88 degrees 16 minutes 18 seconds East 150.22 feet to the point of beginning, containing 33.71 acres, more or less.

Being the same property conveyed to Marion G. Doyle and wife, Debora Susan Doyle by Warranty deed from Richard D. Odom of record in Book 9829, Page 511, Register's Office for Davidson County, Tennessee, dated October 13, 1995 and recorded on October 17, 1995.

Being the same property conveyed to Marion G. Doyle by Quitclaim Deed from Marion G. Doyle and wife, Debora Susan Doyle of record in Instrument No. 20200513-0049763 Register's Office for Davidson County, Tennessee, dated April 29, 2020 and recorded on May 13, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 5495 Brick Church Pike, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of January, 2026.

Marion G. Doyle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marion G. Doyle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of January, 2026.

Notary Public

My Commission Expires:

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 1/16/26. (date of document).

Affiant Signature

1/21/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21 day of January, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

