BOX 10-A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $810,000.00
Karen Johnson Batch # 1376922 02/06/2026 09:58:21 AM Fees: $13.00 Taxes: $2,997.00 20260206-0008663 Davidson County DEEDWARR 2 pgs	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12 DAY OF February, 2026. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY My Commission Expires 10/4/27
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby Sircy	Same as Owner	
(NAME)	(NAME)	160 11 0B 010.00
1209 Vintage Place		
Nashville,TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JASON STEWART COUNTRYMAN, TRUSTEE OF THE COUNTRYMAN FAMILY TRUST #1, CREATED ON NOVEMBER 15, 2023,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOBBY SIRCY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of STONE BOX CREEK of record in Plat Book 6900, Page 103 and as corrected in Surveyor's Certificate of Correction of record in Book 7048, Page 81, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot, together with all interests in common areas thereto as provided in the Declaration of Restrictions of record in Book 7022, Page 556, said Register's Office.

Being the same property conveyed to Trustees of the Countryman Family Trust #1, by Quitclaim Deed from Jack S. Countryman and wife, Marsha L. Countryman, of record in Instrument No. 20231117-0089586, in the Register's Office of Davidson County, Tennessee, dated November 15, 2023 and recorded on November 17, 2023.

Being the same property conveyed to Jack S. Countryman and wife, Marsha L. Countryman, by Warranty Deed from Jerry Layne and wife, Renee Layne, of record in Book 10557, Page 213, in the Register's Office of Davidson County, Tennessee, dated June 27, 1997 and recorded on August 05, 1997.

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

unimproved
This is improved x property, known as 5444 Stone Box Ln, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 3 day of ~~January~~ February KW, 20 26

COUNTRYMAN FAMILY TRUST #1, CREATED ON NOVEMBER 15, 2023

BY: Joan Stew Cntr, Trustee
JASON STEWART COUNTRYMAN, TRUSTEE

STATE OF ~~TENNESSEE~~ KW Texas
COUNTY OF DAVIDSON KW Tarrant

Personally appeared before me, the undersigned notary public, Jason Stewart Countryman with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of COUNTRYMAN FAMILY TRUST #1, CREATED ON NOVEMBER 15, 2023, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 3 day of ~~January~~ February KW, 20 26.

Commission expires:
September 30, 2028

Kevin Walker
Notary Public

KEVIN WALKER
Notary ID #135111046
My Commission Expires
September 30, 2028