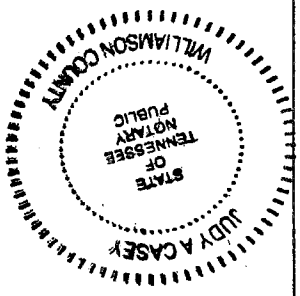
Karen Johnson Davidson County
Batch# 1376988 DEEDWARR
02/06/2026 12:34:30 PM 5 pgs
Fees: $28.00 Taxes: $11,100.00
20260206-0008754



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of January, 2026

Notary Public

MY COMMISSION EXPIRES: 3-4-2028

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patterson Company, LLC	New Owner	18200004100 & 18200004200
(NAME) 1645 Westgate Circle	(NAME)	
(ADDRESS) Brentwood TN 37027	(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, WE,

MICHAEL W. PENCE, TRUSTEE OF THE PATSY A. PENCE REVOCABLE LIVING TRUST DATED APRIL 18TH DAY OF APRIL, 2017, AND DAVID L. PENCE, TRUSTEE OF THE DONNA N. PENCE REVOCABLE LIVING TRUST DATED THE 18TH DAY OF APRIL, 2017,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PATTERSON COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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:

SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Unimproved* property is commonly known as: 13905 Old Hickory Boulevard, Antioch, TN 37013

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/our hand(s) this 26th day of January, 2026

The Patsy A. Pence Revocable Living Trust Dated April 18th Day of April, 2017

By: Michael W. Pence Trustee
Michael W. Pence, Trustee

The Donna N. Pence Revocable Living Trust Dated The 18th Day of April, 2017

By: TRUSTEE
David L. Pence, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 23rd day of January, 2026, before me personally appeared Michael Pence, Trustee of The Patsy A. Pence Revocable Living Trust Dated April 18th Day of April, 2017 and David Pence, Trustee of The Donna N. Pence Revocable Living Trust Dated The 18th Day of April, 2017, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) exccuted the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of January, 2026.

Rhonda Michelle Nelson
Notary Signature
My commission expires:

RHONDA MICHELLE NELSON
Notary ID # KYNP 90867
NOTARY PUBLIC
My Comm. Exp. 02-13-2029
STATE AT LARGE, KENTUCKY

LT&E File #21373

A PARCEL OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE, IN ANTIOCH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE APPROXIMATE CENTERLINE INTERSECTION OF OLD HICKORY BOULEVARD AND EMERSON HILLS BOULEVARD AS IT NOW EXISTS; THENCE ALONG SAID OLD HICKORY BOULEVARD, NORTH 84 DEGREES 52 MINUTES WEST, 425 FEET TO A 5/8-INCH CAPPED IRON ROD NEW "DALE & ASSOCIATES" SET IN THE SOUTHERN MARGIN OF SAID OLD HICKORY BOULEVARD AND 26 FEET SOUTH OF THE CENTERLINE OF SAME AS IT NOW EXISTS, AT THE NORTHWESTERN CORNER OF THE JESUS ESPARZA RODRIGUEZ AND ERIKA DIZA GARCIA PROPERTY, INSTRUMENT NUMBER 20231108-0087269, REGISTER'S OFFICE OF DAVIDSON COUNTY (HEREINAFTER RODC), BEING THE NORTHEASTERN CORNER OF THE DONNA N. PENCE REVOCABLE LIVING TRUST PROPERTY, INSTRUMENT NUMBER 20170606-0056517, RODC (INCLUDED HEREIN), LOCATED AT TENNESSEE STATE PLANE COORDINATES NORTH: 609696.58 FEET, AND EAST: 1773530.45 FEET, NAD83(2011), U.S. SURVEY FEET, AND BEING THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED;

THENCE LEAVING SAID OLD HICKORY BOULEVARD AND ALONG THE WESTERN BOUNDARY OF SAID RODRIGUEZ AND GARCIA PROPERTY, SOUTH 30 DEGREES, 07 MINUTES, 39 SECONDS WEST, 892.23 FEET TO A 1/2-INCH IRON ROD OLD AT THE SOUTHWESTERN CORNER OF SAID RODRIGUEZ AND GARCIA PROPERTY; THENCE ALONG THE SOUTHERN BOUNDARY OF SAME SOUTH 51 DEGREES, 00 MINUTES, 27 SECONDS EAST, 349.23 FEET TO A 1/4-INCH IRON ROD OLD AT THE SOUTHEASTERN CORNER OF SAID RODRIGUEZ AND GARCIA PROPERTY AND THE SOUTHWESTERN CORNER OR THE JASON PARTCH AND CHRISTINE PARTCH PROPERTY, INSTRUMENT NUMBER 20160120-0005751, RODC; THENCE ALONG THE SOUTHERN BOUNDARY OF SAID PARTCH PROPERTY, IN PART, AND CONTINUING ALONG THE SOUTHERN BOUNDARY OF OTHER JASON PARTCH AND CHRISTINE PARTCH PROPERTY, INSTRUMENT NUMBER 20160120-0005780, RODC, SOUTH 50 DEGREES, 45 MINUTES, 41 SECONDS EAST, 493.90 FEET TO A 5/8-INCH IRON ROD OLD; THENCE ALONG THE WESTERN AND SOUTHERN BOUNDARIES OF SAID PARTCH PROPERTY, INSTRUMENT NUMBER 20160120-0005780, SOUTH 04 DEGREES, 14 MINUTES, 05 SECONDS WEST, 359.29 FEET TO A 1/2-INCH IRON ROD OLD; AND SOUTH 58 DEGREES, 47 MINUTES, 34 SECONDS EAST, 42.00 FEET TO A 5/8-INCH IRON ROD OLD AT THE NORTHWESTERN CORNER OF THE WAYNE HARKREADER PROPERTY, INSTRUMENT NUMBER 20071101-0129186, RODC; THENCE ALONG THE WESTERN BOUNDARY OF SAID HARKREADER PROPERTY, SOUTH 06 DEGREES, 07 MINUTES, 19 SECONDS WEST, (PASSING A STREAM AT APPROXIMATELY 733 FEET) A TOTAL DISTANCE OF 796.09 FEET TO A 5/8-INCH CAPPED IRON ROD OLD "DELLE RLS 1710" AT THE NORTHWESTERN CORNER OF THE CARI LEIGH LANDERS PROPERTY, INSTRUMENT NUMBER 20040122-0008388, RODC, AND THE NORTHEASTERN CORNER OF ELIZABETH C. CAPPS AND RYAN J. CAPPS PROPERTY, INSTRUMENT NUMBER 20191108-0115729 (SCRIVENERS AFFIDAVIT, INSTRUMENT NUMBER 20200309-0026048, RODC); THENCE ALONG THE NORTHERN BOUNDARY OF SAID CAPPS PROPERTY, NORTH 84 DEGREES, 13 MINUTES, 17 SECONDS WEST, 1468.82 FEET TO A 3/4-INCH IRON ROD OLD; AND CONTINUING NORTH 84 DEGREES, 13 MINUTES, 17 SECONDS WEST, 13.83 FEET TO A 5/8-INCH CAPPED IRON ROD NEW "DALE & ASSOCIATES" SET IN THE EASTERN BOUNDARY OF THE MCGOWAN FAMILY LIMITED PARTNERSHIP PROPERTY, INSTRUMENT NUMBER 20171002-0100719, RODC; THENCE ALONG THE EASTERN BOUNDARY OF SAID MCGOWAN PROPERTY, NORTH 05 DEGREES, 31 MINUTES, 08 SECONDS EAST, 163.79 FEET TO A 1/2-INCH CAPPED IRON ROD OLD "ANDERSON DELK" AT THE SOUTHEASTERN CORNER OF THE IRREVOCABLE TRUST AGREEMENT OF MARTHA S. RAY - MARK A. RAY, TRUSTEE PROPERTY, INSTRUMENT NUMBER 20171018-0106523, RODC; THENCE ALONG THE EASTERN BOUNDARY OF SAID RAY, TRUSTEE PROPERTY, NORTH 07 DEGREES, 06 MINUTES, 26 SECONDS EAST, 333.63 FEET TO A 5/8-INCH IRON ROD OLD AT THE SOUTHWESTERN CORNER OF THE DONNA N. PENCE REVOCABLE LIVING TRUST PROPERTY INSTRUMENT NUMBER 20170606-0056518, RODC (INCLUDED HEREIN);
THENCE CONTINUING ALONG THE EASTERN BOUNDARY OF SAID RAY, TRUSTEE PROPERTY, NORTH 06 DEGREES, 57 MINUTES, 49 SECONDS EAST, 79.76 FEET TO A 5/8-INCH CAPPED IRON ROD OLD "DELLE RLS 1710"; NORTH 04 DEGREES, 36 MINUTES, 36 SECONDS EAST, 208.78 FEET TO A 5/8-INCH CAPPED IRON ROD OLD "DELLE RLS 1710"; NORTH 06 DEGREES, 17 MINUTES, 34 SECONDS EAST, 112.13 FEET TO A 1/2-INCH CAPPED IRON ROD OLD "DELLE RLS 1710"; AND NORTH 07 DEGREES, 05 MINUTES, 53 SECONDS EAST, 367.00 FEET TO A 1/2-INCH CAPPED IRON ROD OLD "DELLE RLS 1710" AT THE NORTHEASTERN CORNER OF SAID RAY, TRUSTEE PROPERTY AND THE SOUTHEASTERN CORNER OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON, COUNTY, TENNESSEE PROPERTY, INSTRUMENT NUMBER 20080502-0045005, RODC;
THENCE ALONG THE EASTERN BOUNDARY OF SAID METROPOLITAN GOVERNMENT OF NASHVILLE PROPERTY, NORTH 05 DEGREES, 42 MINUTES, 12 SECONDS EAST, 483.01 FEET TO A 5/8-INCH CAPPED

IRON ROD OLD "DELLE RLS 1710" LYING JUST SOUTH OF THE AFOREMENTIONED STREAM; THENCE CONTINUING ALONG THE EASTERN BOUNDARY OF SAID METRO PROPERTY, NORTH 07 DEGREES, 35 MINUTES, 23 SECONDS EAST, (CROSSING SAID STREAM AT APPROXIMATELY 6 FEET) A TOTAL DISTANCE OF 252.05 FEET TO A 5/8-INCH CAPPED IRON ROD OLD "DELLE RLS 1710"; AND NORTH 06 DEGREES, 27 MINUTES, 21 SECONDS EAST, 627.54 FEET TO A 5/8-INCH IRON ROD OLD IN THE SOUTHERN MARGIN OF THE AFOREMENTIONED OLD HICKORY BOULEVARD AND 25.5 FEET FROM THE CENTERLINE OF SAME AS IT NOW EXISTS, BEING THE NORTHEASTERN CORNER OF SAID METROPOLITAN GOVERNMENT OF NASHVILLE PROPERTY; SAID ROD LYING ON THE ARC OF A CIRCULAR CURVE HAVING A RADIUS OF 794.51 FEET AND BEING CONCAVE TO THE SOUTH, THE FORWARD TANGENT AT SAID POINT BEING SOUTH 73 DEGREES, 58 MINUTES, 26 SECONDS EAST, THENCE ALONG SAID OLD HICKORY BOULEVARD AND THE ARC OF SAID CURVE TO THE RIGHT, 179.52 FEET (CHORD: SOUTH 67 DEGREES, 30 MINUTES, 03 SECONDS EAST, 179.14 FEET) TO A 1/2-INCH IRON ROD OLD AT THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 790.17 FEET AND BEING CONCAVE TO THE NORTH; THENCE ALONG THE ARC OF SAID CURVE 275.00 FEET (CHORD: SOUTH 70 DEGREES, 59 MINUTES, 52 SECONDS EAST, 273.61 FEET) TO A 5/8-INCH CAPPED IRON ROD NEW "DALE & ASSOCIATES" SET AT THE POINT OF REVERSE CURVATURE AND THE BEGINNING OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 3283.67 FEET AND BEING CONCAVE TO THE SOUTH; THENCE ALONG THE ARC OF SAID CURVE [PASSING THROUGH A 5/8-INCH IRON ROD OLD AT THE COMMON CORNER OF THE PENCE, TRUST PROPERTIES (INCLUDED HEREIN) AT 83.23 FEET] A TOTAL ARC DISTANCE OF 182.50 FEET (CHORD: SOUTH 79 DEGREES, 22 MINUTES, 33 SECONDS EAST, 182.47 FEET) TO A 5/8-INCH CAPPED IRON ROD NEW "DALE & ASSOCIATES" AT THE POINT OF TANGENT; THENCE CONTINUING ALONG THE SOUTHERN MARGIN OF SAID OLD HICKORY BOULEVARD, SOUTH 77 DEGREES, 47 MINUTES, 01 SECONDS EAST, 272.30 FEET TO A 5/8-INCH CAPPED IRON ROD NEW "DALE & ASSOCIATES" AT THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 5123.58 FEET AND BEING CONCAVE TO THE NORTH; THENCE ALONG THE ARC OF SAID CURVE 185.38 FEET (CHORD: SOUTH 78 DEGREES, 49 MINUTES, 13 SECONDS EAST, 185.37 FEET) TO THE POINT OF BEGINNING; CONTAINING 69.364 ACRES, OR 3,021,514 SQUARE FEET, MORE OR LESS, AND IS INCLUSIVE OF THE DONNA N. PENCE REVOCABLE LIVING TRUST PROPERTIES, INSTRUMENT NUMBERS 20170606-0056517 AND 20170606-0056518, REGISTER'S OFFICE DAVIDSON COUNTY, BEING ALL OF DAVIDSON COUNTY PARCELS 18200004200 AND 18200004100.

LEGAL DESCRIPTION WAS PREPARED UNDER THE DIRECTION OF JAMES E. CAMPBELL, II, TENNESSEE REGISTERED LAND SURVEYOR NUMBER 1682, OF DALE AND ASSOCIATES, ON DECEMBER 11, 2025, BASED ON A "BOUNDARY & TOPOGRAPHIC SURVEY" PREPARED BY DALE AND ASSOCIATES, DATED NOVEMBER 26, 2025, ALONG WITH PUBLIC RECORDS.

Being the same property conveyed to the Patsy A. Pence Revocable Living Trust Dated April 18th Day of April 2017 by Deed dated May 5, 2017 from Mike Pence and Patsy Pence, husband and wife, recorded June 6, 2017 in Instrument No. 20170606-0056524 and 20170606-056525 and by Deed from Howard W. Pence, unmarried, recorded on June 6, 2017 in Insturment No. 20170606-0056513 and 20170606-0056514, in the Official Records of Davidson County, Tennessee. Being also the same property conveyed to The Donna N. Pence Revocable Living Trust dated the 18th of April 2017, by deed dated May 5, 2017 from David Pence and Donna Pence, husband and wife, recorded on June 6, 2017, in Instrument No. 20170606-0056517 and 20170606-0056518, and by Deed from Howard W. Pence, unmarried, reocrded on June 6, 2017 in Instrument No. 20170606-0056515 and 20170606-056516, in the Register of Deed's Office for Davidson County, Tennessee.

LT&E File #21373

Certificate of Authenticity

I, J. Trent Lehman, 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 1/26/26.

Date

Affiant Signature

1/26/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 26 day of January, 20 26.

Notary's Signature

My Commission Expires: 3/29/29

Date

Notary's Seal (if on paper)

