WARRANTY DEED

Karen Johnson Davidson County
Batch# 1380768 DEEDWARR
02/13/2026 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,312.50
20260213-0011787

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ (DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $625,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF FEBRUARY, 2026.

April Sumrud
Notary Public

MY COMMISSION EXPIRES: 12/19/28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER(S)
Beselica Design & Development, LLC	Beselica Design & Development, LLC	104-01-0-282.00
(NAME)	(NAME)	
3910 Valley Rd	3910 Valley Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37205	
(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 considerations, the receipt of which is hereby acknowledged, **Rosemary Fox and Brenda J. Blessing, Co-Trustees of the Mary Clare Derryberry Revocable Trust**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Beselica Design & Development, LLC**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Lot No. 59 on the Plan of West Grove Subdivision, as of record in Book 421, Page 87, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for Davidson County, Tennessee.

Being the same property conveyed to E. B. Estes ad wife, Mary Clare Estes by Deed from Annie Lou Mallory, a widow, dated 01/31/1944, of record in Book 1284, Page 169, Register's Office for Davidson County, Tennessee.

The said E. B. Estes died on 01/11/1959, leaving the said Mary Clare Estes the sole surviving tenant by the entirety.

Being the same property conveyed to Mary Clare Derryberry, Trustee of the Mary Clare Derryberry Revocable Living Trust by Quitclaim Deed from Mary Clare Derryberry, dated 04/02/2003, of record in Instrument No. 20030411-0048747, Register's Office for Davidson County, Tennessee.

The said Mary Clare Derryberry died on 02/26/2009.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 125 39th Ave N, Nashville, TN 37209
(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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 9th day of February, 2026.

Mary Clare Derryberry Revocable Trust

By: Rosemary Fox
Rosemary Fox, Co-Trustee

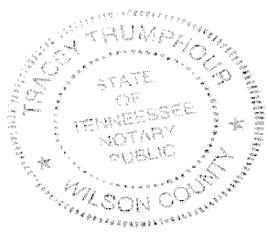
By: Brenda J. Blessing
Brenda J. Blessing, Co-Trustee

State of Tennessee
County of Wilson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Rosemary Fox and Brenda J. Blessing, Co-Trustees of the Mary Clare Derryberry Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath acknowledged themselves to be the within named bargainor and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and Official seal at office on this 9th day of February, 2026.

Tracey Thumphour
Notary Public:



My Commission Expires: 1.31.29

RETURN TO:
Stewart Title Company
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 February 9, 2026

Affiant Signature

11th day of February, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of February, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

