Karen Johnson Davidson County
Batch# 1381945 DEEDWARR
02/17/2026 03:13:30 PM 6 pgs
Fees: $33.00 Taxes: $1,979.50
20260217-0012577

This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **CHAD ALEXANDER, A MARRIED MAN**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LESLIE PERRY AND BRIAN PERRY, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

PARCEL 1

PROPERTY LOCATED IN THE 10TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TN. AND BEING DESCRIBED ACCORDING TO A SURVEY BY JEFFREY PATRICK CHANDLER, RLS #2353, 3421 COOPER NICHOLSON ROAD, PLEASANT VIEW, TN 37146, DATED: 02-10-26, FILE NUMBER 3-714-2, AS FOLLOWS:

BEGINNING AT A SET IRON ROD CAPPED "CHANDLER" ON THE SOUTH MARGIN OF BRICK CHURCH PIKE 25 FEET FROM THE CENTER LINE AND BEING APPROXIMATELY 1,030 FEET NORTH EAST OF THE INTERSECTION OF UNION HILL ROAD AND SAID IRON WITNESS ROD HAVING A TENNESSEE STATE PLANE COORDINATE OF N:726751.5015, E:1742629.7757;THENCE NORTH 45 DEGREES 09 MINUTES 27 SECONDS WEST A DISTANCE OF 25.04 FEET TO THE CENTER OF SAID BRICK CHURCH PIKE; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 214.70 FEET, WITH A RADIUS OF 623.86 FEET, WITH A CHORD BEARING OF NORTH 73 DEGREES 11 MINUTES 37 SECONDS EAST, WITH A CHORD LENGTH OF 213.64 FEET; THENCE NORTH 83 DEGREES 03 MINUTES 10 SECONDS EAST A DISTANCE OF 26.66 FEET; THENCE LEAVING SAID CENTER LINE AND WITH A NEW LINE SEVERING THE PROPERTY OF CHAD ALEXANDER (INSTR: 20250522-0040360), SOUTH 71 DEGREES 18 MINUTES 20 SECONDS EAST A DISTANCE OF 59.29 FEET TO A SET IRON WITNESS ROD CAPPED "CHANDLER" ON THE SOUTH MARGIN OF BRICK CHURCH PIKE AND HAVING A TSPC OF N:726815.1200, E:1742899.1300; THENCE CONTINUING SOUTH 71 DEGREES 18 MINUTES 20 SECONDS EAST A DISTANCE OF 814.07 FEET TO A SET IRON ROD CAPPED "CHANDLER"; THENCE SOUTH 80 DEGREES 43 MINUTES 15 SECONDS EAST A DISTANCE OF 403.62 FEET TO A SET IRON ROD CAPPED "CHANDLER" IN THE SOUTHWEST LINE OF RICHARD GLASGOW (INSTR: 20190829-0087373); THENCE WITH SAID GLASGOW SOUTH 20 DEGREES 15 MINUTES 32 SECONDS EAST A DISTANCE OF 128.40 FEET TO AN EXISTING IRON ROD ON THE EAST SIDE OF A DEAD TREE STUMP AND FENCE CORNER; THENCE SOUTH 08 DEGREES 16 MINUTES 44 SECONDS WEST A DISTANCE OF 239.45 FEET TO A WOODEN FENCE POST AND FENCE INTERSECTION; THENCE WITH THE NORTH LINE OF JOHN CORAH AND CARLY REDDING (INSTR: 20250617-0047546) NORTH 81 DEGREES 28 MINUTES 31 SECONDS WEST A DISTANCE OF 389.19 FEET TO AN EXISTING IRON ROD CAPPED "HFR" AND HAVING A TSPC OF N:726189.4035, E:1743693.6761; THENCE WITH THE NORTH LINE OF CORAH AND REDDING AND ALSO THE NORTH LINE OF CHARLES BRADLEY, JR. (INSTR: 20220609-0065887), NORTH 65 DEGREES 16 MINUTES 01 SECONDS WEST A DISTANCE OF 1022.95 FEET TO AN EXISTING IRON ROD CAPPED "HFR"; THENCE NORTH 45 DEGREES 09 MINUTES 27 SECONDS WEST A DISTANCE OF 190.15 FEET TO A SET IRON ROD CAPPED "CHANDLER" WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 437102.82 SQUARE FEET, MORE OR LESS,

OR 10.03 ACRES, MORE OR LESS, AND BEING TRACT 1 OF A BOUNDARY PARTITION SURVEY FOR BRIAN PERRY.

INCLUDED WITH THIS DESCRIPTION IS A 50 FOOT INGRESS, EGRESS AND UTILITY EASEMENT CROSSING TRACT 2 AND SERVING TRACT 1 OF THIS SURVEY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON ROD CAPPED "CHANDLER" ON THE SOUTH MARGIN OF BRICK CHURCH PIKE 25 FEET FROM THE CENTER LINE AND BEING APPROXIMATELY 1,030 FEET NORTH EAST OF THE INTERSECTION OF UNION HILL ROAD AND SAID IRON WITNESS ROD HAVING A TENNESSEE STATE PLANE COORDINATE OF N:726751.5015, E:1742629.7757; THENCE NORTH 45 DEGREES 09 MINUTES 27 SECONDS WEST A DISTANCE OF 25.04 FEET TO THE CENTER OF SAID BRICK CHURCH PIKE; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 214.70 FEET, WITH A RADIUS OF 623.86 FEET, WITH A CHORD BEARING OF NORTH 73 DEGREES 11 MINUTES 37 SECONDS EAST, WITH A CHORD LENGTH OF 213.64 FEET; THENCE NORTH 83 DEGREES 03 MINUTES 10 SECONDS EAST A DISTANCE OF 26.66 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING WITH THE CENTER LINE, NORTH 83 DEGREES 03 MINUTES 10 SECONDS EAST A DISTANCE OF 164.22 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 245.09 FEET, WITH A RADIUS OF 400.00 FEET, WITH A CHORD BEARING OF NORTH 65 DEGREES 29 MINUTES 58 SECONDS EAST, WITH A CHORD LENGTH OF 241.27 FEET AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING THE CENTER LINE AND WITH THE SOUTH LINE OF MELISSA STRAUSBAUGH (INSTR: 20160927-0101669) SOUTH 35 DEGREES 33 MINUTES 03 SECONDS EAST A DISTANCE OF 25.05 FEET TO A SET IRON ROD CAPPED "CHANDLER" AND HAVING A TSPC OF N:726933.6766, E:1743240.1114; THENCE CONTINUING SOUTH 35 DEGREES 33 MINUTES 03 SECONDS EAST A DISTANCE OF 138.67 FEET TO A 30 INCH DEAD TREE; THENCE SOUTH 74 DEGREES 49 MINUTES 26 SECONDS EAST A DISTANCE OF 191.67 FEET; THENCE LEAVING THE SOUTH LINE OF STRAUSBAUGH, SOUTH 11 DEGREES 33 MINUTES 25 SECONDS EAST A DISTANCE OF 176.34 FEET TO THE NORTH LINE OF TRACT 1 OF THIS SURVEY; THENCE WITH THE COMMON LINE OF TRACT 1, NORTH 71 DEGREES 18 MINUTES 43 SECONDS WEST A DISTANCE OF 57.88 FEET; THENCE NORTH 11 DEGREES 33 MINUTES 25 SECONDS WEST A DISTANCE OF 116.39 FEET; THENCE NORTH 74 DEGREES 49 MINUTES 26 SECONDS WEST A DISTANCE OF 178.71 FEET; THENCE NORTH 35 DEGREES 33 MINUTES 03 SECONDS WEST A DISTANCE OF 179.01 FEET TO THE CENTER LINE OF BRICK CHURCH PIKE; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 50.10 FEET, WITH A RADIUS OF 400.00 FEET, WITH A CHORD BEARING OF NORTH 51 DEGREES 32 MINUTES 03 SECONDS EAST, WITH A CHORD LENGTH OF 50.06 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 25119.74 SQUARE FEET, MORE OR LESS, OR 0.58 ACRES, MORE OR LESS.

PARCEL 2

PROPERTY LOCATED IN THE 10TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TN. AND BEING DESCRIBED ACCORDING TO A SURVEY BY JEFFREY PATRICK CHANDLER, RLS #2353, 3421 COOPER NICHOLSON ROAD, PLEASANT VIEW, TN 37146, DATED: 02-10-26, FILE NUMBER 3-714-2, AS FOLLOWS:

BEGINNING AT A SET IRON ROD CAPPED "CHANDLER" ON THE SOUTH MARGIN OF BRICK CHURCH PIKE 25 FEET FROM THE CENTER LINE AND BEING APPROXIMATELY 1,030 FEET NORTH EAST OF THE INTERSECTION OF UNION HILL ROAD AND SAID IRON WITNESS ROD HAVING A TENNESSEE STATE PLANE COORDINATE OF N:726751.5015, E:1742629.7757; THENCE NORTH 45 DEGREES 09 MINUTES 27 SECONDS WEST A DISTANCE OF 25.04 FEET TO THE CENTER OF SAID BRICK CHURCH PIKE; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 214.70 FEET, WITH A RADIUS OF 623.86 FEET, WITH A CHORD BEARING OF NORTH 73 DEGREES 11 MINUTES 37 SECONDS EAST, WITH A CHORD LENGTH OF 213.64 FEET; THENCE NORTH 83 DEGREES 03 MINUTES 10 SECONDS EAST A DISTANCE OF 26.66 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING WITH THE CENTER LINE, NORTH 83 DEGREES 03 MINUTES 10 SECONDS EAST A DISTANCE OF 164.22 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 245.09 FEET,

WITH A RADIUS OF 400.00 FEET, WITH A CHORD BEARING OF NORTH 65 DEGREES 29 MINUTES 58 SECONDS EAST, WITH A CHORD LENGTH OF 241.27 FEET; THENCE LEAVING THE CENTER LINE AND WITH THE SOUTH LINE OF MELISSA STRAUSBAUGH (INSTR: 20160927-0101669) SOUTH 35 DEGREES 33 MINUTES 03 SECONDS EAST A DISTANCE OF 25.05 FEET TO A SET IRON ROD CAPPED "CHANDLER" AND HAVING A TSPC OF N:726933.6766, E:1743240.1114; THENCE CONTINUING SOUTH 35 DEGREES 33 MINUTES 03 SECONDS EAST A DISTANCE OF 138.67 FEET TO A 30 INCH DEAD TREE; THENCE SOUTH 74 DEGREES 49 MINUTES 26 SECONDS EAST A DISTANCE OF 214.50 FEET TO AN EXISTING IRON ROD CAPPED "HFR" AND HAVING A TSPC OF N:726764.6754, E: 1743527.7487; THENCE NORTH 76 DEGREES 49 MINUTES 25 SECONDS EAST A DISTANCE OF 415.13 FEET TO AN EXISTING IRON ROD CAPPED "CHAPDELLAINE" AT A FENCE INTERSECTION; THENCE WITH THE WEST LINE OF RICHARD GLASGOW (INSTR: 20190829-0087373), SOUTH 20 DEGREES 15 MINUTES 32 SECONDS EAST A DISTANCE OF 394.62 FEET TO A SET IRON ROD CAPPED "CHANDLER"; THENCE WITH A NEW LINE AND SEVERING THE PROPERTY OF CHAD ALEXANDER (INSTR: 20250522-0040360) NORTH 80 DEGREES 43 MINUTES 15 SECONDS WEST A DISTANCE OF 403.62 FEET TO A SET IRON ROD CAPPED "CHANDLER"; THENCE NORTH 71 DEGREES 18 MINUTES 20 SECONDS WEST A DISTANCE OF 814.07 FEET TO A SET IRON WITNESS ROD CAPPED "CHANDLER" AND HAVING A TSPC OF N:726815.1200, E:1742899.1300; THENCE NORTH 71 DEGREES 18 MINUTES 20 SECONDS WEST A DISTANCE OF 59.29 FEET TO THE CENTER LINE OF BRICK CHURCH PIKE WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 219935.85 SQUARE FEET, MORE OR LESS, OR 5.05 ACRES, MORE OR LESS, AND BEING TRACT 2 OF A BOUNDARY PARTITION SURVEY FOR BRIAN PERRY.

INCLUDED WITH THIS DESCRIPTION IS A 50 FOOT INGRESS, EGRESS AND UTILITY EASEMENT CROSSING TRACT 2 AND SERVING TRACT 1 OF THIS SURVEY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A SET IRON ROD CAPPED "CHANDLER" ON THE SOUTH MARGIN OF BRICK CHURCH PIKE 25 FEET FROM THE CENTER LINE AND BEING APPROXIMATELY 1,030 FEET NORTH EAST OF THE INTERSECTION OF UNION HILL ROAD AND SAID IRON WITNESS ROD HAVING A TENNESSEE STATE PLANE COORDINATE OF N:726751.5015, E:1742629.7757; THENCE NORTH 45 DEGREES 09 MINUTES 27 SECONDS WEST A DISTANCE OF 25.04 FEET TO THE CENTER OF SAID BRICK CHURCH PIKE; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 214.70 FEET, WITH A RADIUS OF 623.86 FEET, WITH A CHORD BEARING OF NORTH 73 DEGREES 11 MINUTES 37 SECONDS EAST, WITH A CHORD LENGTH OF 213.64 FEET; THENCE NORTH 83 DEGREES 03 MINUTES 10 SECONDS EAST A DISTANCE OF 26.66 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING WITH THE CENTER LINE, NORTH 83 DEGREES 03 MINUTES 10 SECONDS EAST A DISTANCE OF 164.22 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 245.09 FEET, WITH A RADIUS OF 400.00 FEET, WITH A CHORD BEARING OF NORTH 65 DEGREES 29 MINUTES 58 SECONDS EAST, WITH A CHORD LENGTH OF 241.27 FEET AND BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE LEAVING THE CENTER LINE AND WITH THE SOUTH LINE OF MELISSA STRAUSBAUGH (INSTR: 20160927-0101669) SOUTH 35 DEGREES 33 MINUTES 03 SECONDS EAST A DISTANCE OF 25.05 FEET TO A SET IRON ROD CAPPED "CHANDLER" AND HAVING A TSPC OF N:726933.6766, E:1743240.1114; THENCE CONTINUING SOUTH 35 DEGREES 33 MINUTES 03 SECONDS EAST A DISTANCE OF 138.67 FEET TO A 30 INCH DEAD TREE; THENCE SOUTH 74 DEGREES 49 MINUTES 26 SECONDS EAST A DISTANCE OF 191.67 FEET; THENCE LEAVING THE SOUTH LINE OF STRAUSBAUGH, SOUTH 11 DEGREES 33 MINUTES 25 SECONDS EAST A DISTANCE OF 176.34 FEET TO THE NORTH LINE OF TRACT 1 OF THIS SURVEY; THENCE WITH THE COMMON LINE OF TRACT 1, NORTH 71 DEGREES 18 MINUTES 43 SECONDS WEST A DISTANCE OF 57.88 FEET; THENCE NORTH 11 DEGREES 33 MINUTES 25 SECONDS WEST A DISTANCE OF 116.39 FEET; THENCE NORTH 74 DEGREES 49 MINUTES 26 SECONDS WEST A DISTANCE OF 178.71 FEET; THENCE NORTH 35 DEGREES 33 MINUTES 03 SECONDS WEST A DISTANCE OF 179.01 FEET TO THE CENTER LINE OF BRICK CHURCH PIKE; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 50.10 FEET, WITH A RADIUS OF 400.00 FEET, WITH A CHORD BEARING OF NORTH 51 DEGREES 32 MINUTES 03 SECONDS EAST, WITH A CHORD LENGTH OF 50.06 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 25119.74 SQUARE FEET, MORE OR LESS, OR 0.58 ACRES, MORE OR LESS.

THIS BEING THE SAME PROPERTY CONVEYED UNTO CHAD ALEXANDER, BY WARRANTY DEED FROM CHARLES E BRADLEY JR AND MARY A BRADLEY, HUSBAND AND WIFE, DATED MAY 20, 2025, OF RECORD IN INSTRUMENT NO 20250522-0040360, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SPOUSE OF THE GRANTOR DID NOT OCCUPY THE SUBJECT PROPERTY AS A PRIMARY RESIDENCE.

This is unimproved property known as TRACTS 1 & 2 BRICK CHURCH PIKE, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 13th day of February, 2026.

CHAD ALEXANDER

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **CHAD ALEXANDER**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 13th day of February, 2026.

Notary Public
My Commission Expires: 6-20-28

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

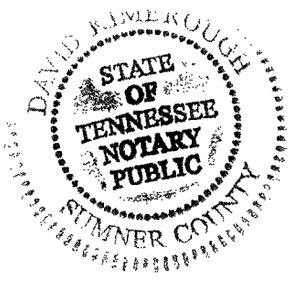
STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$535,000.00**.

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2026.

NOTARY PUBLIC
My commission expires 6-20-28



Address New Owner(s) as follows:
Brian Perry and Leslie Perry
309 Parmley Ln
Nashville, TN 37207

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 017 00 0 390.00

TRUE COPY CERTIFICATION

I, Dana Robertson, 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 2/13/26.

2/13/26

Affiant Signature Date

State of Tennessee
County of Montgomery

Sworn to and subscribed before me this 13 day of February, 2026.

Notary's Signature

My Commission Expires: 9-15-29

(Notary Seal)

SAEDRA BYARD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY