WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF February, 2026.

Notary Public

COMMISSION EXPIRES: 3/6/27

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch # 1382681 DEEDWARR
02/19/2026 08:18:08 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20260219-0013079

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chandler S. Brickle Christopher E. Brickle	FIRSTBANK	086-14-0-025
(NAME)	(NAME)	
3716 Seville Drive	722 Columbia Avenue	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Franklin, TN 37064	
(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, I, **James E. Keith, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chandler S. Brickle, an unmarried man, and Christopher E. Brickle, an unmarried man, as tenants in common with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 6, Plan of Fleetwood East, of record in Plat Book 7900, Page 427, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to JAMES E. KEITH and wife, FLORENCE K. KEITH, by Warranty Deed from George Davy and wife, Lisa Kelley Davy, dated July 15, 2003, and of record in Instrument No. 20030717-0100490, Register's Office for DAVIDSON County, Tennessee. James E. Keith and Florence K. Keith remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of Florence K. Keith; therefore, James E. Keith is the surviving tenant by the entirety to the property herein.

This instrument is being executed on behalf of James E. Keith pursuant to a General and Durable Power of Attorney executed by him on the 1st day of November, 2010, of record in Instrument No. 20260213-0011771, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3716 Seville Drive (House Number) (Street) (P.O. Address) Hermitage, TN (City or Town) 37076 (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. successors 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, successors 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 our hands this 13th day of February, 2026.

James E Keith by Lisa Keith Brian his Attorney in Fact

James E. Keith by Lisa Keith Brian, his Attorney-In-Fact

State of Tennessee

County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Lisa Keith Brian,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-In-Fact for **James E. Keith,** and that she as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **James E. Keith** for the purpose therein contained, by signing the name of **James E. Keith,** by herself as Attorney-In-Fact.

WITNESS my hand and seal this 13 day of February, 2026.

S. Nixon Pressley

Commission Expires: 11/26/2028

