WARRANTY DEED

Karen Johnson Davidson County
Batch# 1383830 DEEDWARR
02/20/2026 02:57:30 PM 2 pgs
Fees: $13.00 Taxes: $1,232.10
20260220-0013783

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $333,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF FEBRUARY, 2026.

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/13/2028
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R. Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 26-3581JRV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Joseph F. Duncan III and Sarah E. Ruccio	New Owners	
8254 Charlotte Pike		
Nashville, TN 37221		127 00 0 294.00

FOR AND IN 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, **JOSEPH F. DUNCAN III AKA JODY DUNCAN** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH F. DUNCAN III AND SARAH E. RUCCIO, AS TENANTS IN COMMON,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the northerly margin of Charlotte Pike (Highway 70N) east of Charlotte Pike's intersection with Memphis-Bristol Highway and being more particularly described as follows:

Beginning at an iron pin in the northerly margin of Charlotte Pike, said pin being S 53 degrees 40'00" W, 64.66 feet along said margin from the southwest corner of Mary Edith Smith, of record in Deed Book 8017, page 196, Register's Office for Davidson County, Tennessee.

Thence, with said margin, S 53 degrees 40'00" W, 64.66 feet to a point; thence, leaving said margin, N 03 degrees 01'00" E 584.39 feet to a point; thence, N 89 degrees 00'00" W, 178.90 feet to a point; thence, N 03 degrees 01'00" E, 709.61 feet to a point; thence, N 89 degrees 00'00" W, 228.96 feet to a point in the east line of Mary K. Kirk, et al, of record in Deed Book 10512, page 786, Register's Office for Davidson County, Tennessee; Thence, with Kirk's east line, N 00 degrees 24'18" W, 390.00 feet to a point in the south line of Deerwood Estates of record in Plat Book 5200, page 220, Register's Office for Davidson County, Tennessee; Thence, with said Deerwood Estates, S 88 degrees 52' 10" E, 157.24 feet to a concrete monument; Thence, N 89 degrees 34'53" E, 374.40 feet to a concrete monument at the northwest corner of aforementioned Smith; Thence, with Smith's west line S 03 degrees 01 '00" W, 199.02 feet to a point; Thence, leaving Smith's line, N 89 degrees 00'00" W, 228.93 feet to a point; Thence, S 03 degrees 01 '00" W, 859.60 feet to a point; Thence, S 89 degrees 00'00" E, 178.90 feet to a point; Thence, S 03 degrees 01'00" W, 595.18 feet to the point of Beginning.

Being the same property conveyed to Jody Duncan, by Warranty Deed from Stephen Paul Weathers and Stephenie B. Smith, (now Weathers), dated August 31, 2017, and recorded September 5, 2017, of record in Instrument No. 20170905-0091319, in the Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY
More Commonly Known As: 8254 Charlotte Pike, Nashville, Tennessee, 37221
TAX PARCEL ID/APN: 127 00 0 294.00

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. Supplemental assessment pursuant to TCA 67-5-509 and TCA 67-5-603 for the year in which improvements were completed after January 1. Restrictive covenants, conditions, and easement(s) contained in instrument recorded in Book 10512, Page 892, and Book 11320, Page 444, of the Public Records of Davidson County, Tennessee. Agreement to Subject Property to covenants, conditions, restrictions and easements contained in instrument recorded in Instrument No. 20170905-0091318, of the Public Records of Davidson County, Tennessee. As to all Restrictions set forth above, the following is added: but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that said covenants(s): (a) is/are exempt under Chapter 42, Section 3607 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons. Grant of Utility Easement recorded in Instrument No. 20230505-0033554 and 20250529-0041974, of the Public Records of Davidson County, Tennessee. Grant of Easement recorded in Instrument No. 20250218-0011816, of the Public Records of Davidson County, Tennessee. Deed of Trust from Jody Duncan (aka Joseph F Duncan III & Joseph Duncan) to Volunteer State Bank, dated October 30, 2023 and recorded November 3, 2023, in Instrument No. 20231103-0086247

This is Improved property known as 8254 Charlotte Pike, Nashville, TN 37221

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on the 20th day of February, 2026.

Joseph F. Duncan III

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JOSEPH F. DUNCAN III, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

☐ *"Personally appeared" shall mean: Personally appeared by audio-video communication*

Witness my hand and official seal at Franklin, Tennessee, this 20th day of February, 2026.

Notary Public

My Commission Expires: _____



I Lisa Allard, 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 20, 2026.

Lisa Allard, Affiant — February 20, 2026

State of Tennessee **County of Williamson**

Sworn to and subscribed before me this February 20, 2026.

Jim R. Vanderpool, Notary

MY COMMISSION EXPIRES: 02-13-2028

