Karen Johnson Davidson County
Batch# 1386539 DEEDWARR
02/27/2026 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20260227-0015697

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26294

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

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

Notary Public

Commission Expires: 6.29.27

Address of New Owner	Send Tax Bills To:	Map & Parcel
Philip Royle and Charlotte Royle 8019 Ridgewood Road Goodlettsville, TN 37072	SAME AS OWNER	009-00-0-046.00

WARRANTY DEED

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, I/WE,

John J. Burridge and Sara Jennifer Oneil, a married couple

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Philip Royle and Charlotte Royle, a married couple

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:

Land in Davidson County, Tennessee, described according to a survey made by C.J. Carney, dated February 4; 1957, as follows:

Beginning at a point in the center line of Cotton Patch Road, said point being the Northwest corner of this tract and the Northeast corner of the Baxter Property; thence South 4 degrees West along the Baxter Property line, 726 feet to an 18 inch Beech marked "W. Z. Hitt 1900"; thence South 79 degrees 30 minutes East 300 feet to a point; Thence North 4 degrees East 726 feet to a point in the center line of Cotton Patch Road; thence North 79 degrees 30 minutes West 300 feet, along the center line of Cotton Patch Road, to the point of beginning, containing 5 acres, more or less.

Being the same property conveyed to John J. Burridge, a married man and Sara Jennifer O'Neil, a married woman, as tenants by the entirety by Warranty Deed from Kevin Scott Hale, Executor of the Estate of Edmond Frank Hale of record in Instrument No. 20220701-0076374 Register's Office for Davidson County, Tennessee, dated June 24, 2022 and recorded on July 01, 2022.

WHEREAS, the Grantor was erroneously identified in the prior deed as 'Sara Jennifer O'Neil' although said deed intended to refer to Sara Jennifer Oneil.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8019 Ridgewood Road, Goodlettsville, TN 37072

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 so 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.

Dated this the 26th day of February, 2026.

John J. Burridge

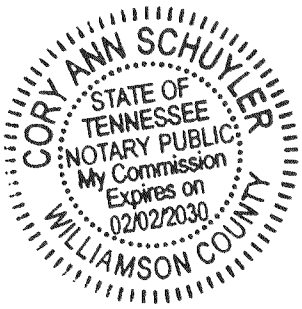
Sara Jennifer Oneil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of February, 2026, before me personally appeared John J Burridge and Sara Jennifer Oneil, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 26th day of February, 2026.

Cory Schuyler
Notary Signature
My commission expires: 2·2·2030



Tennessee Certification of Electronic Document

I, **R. Patrick Parker**, 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 **02/26/2026** (**date of document**).

Affiant Signature

02/26/2026
Date

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
26th day of
February, 2026

Notary's Signature
My Commission Expires:

