Karen Johnson Davidson County
Batch# 1394117 DEEDWARR
03/18/2026 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20260318-0021464

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$349,000.00**. **Affiant** Subscribed and sworn to before me, this **13th day of March, 2026**. **Notary Public** **My commission expires:** 12.29.27

REBECCA MOSS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sal DiBenedetto **134 Wicklow Drive** **Goodlettsville, TN 37072**	SAME AS OWNER	**025-08-0A-093.00-CO** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Keith Ryan Brant and Nicole Gooch Brant, husband and wife** Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Sal DiBenedetto, a married man**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 93 on the Final Plat, Parkview Preserve, Phase 2 Revision of Lots 93 - 104, of record in Instrument No. 20210811-0108545, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Keith Ryan Brant and Nicole Gooch Brant, Husband and Wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20211112-0150939 Register's Office for Davidson County, Tennessee, dated November 10, 2021 and recorded on November 12, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **134 Wicklow Drive, 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 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 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/our hand(s) this **13th day of March, 2026.**

Keith Ryan Brant

Nicole Gooch Brant

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 13th day of March, 2026, before me personally appeared Keith Ryan Brant and Nicole Gooch Brant, 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 13th day of March, 2026.

Notary Signature
My commission expires: 11-5-29

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 __**03/13/2026**_____ (**date of document**).

_____
Affiant Signature

_____**03/13/2026**_____
_ **Date**

State of TENNESSEE
County of SUMNER

Sworn to and subscribed before me this
13th day of
March, 2026

_____
Notary's Signature
My Commission Expires:_____

