Karen Johnson Davidson County
Batch# 1396369 DEEDWARR
03/23/2026 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260323-0023078

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Kaleb J Short and Christina F Guy, husband and wife, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto Julia Springer and Barry Colton Springer, wife and husband, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee , with same being more particularly described as follows, to-wit:

BEGINNING at an iron pin in the northern right-of-way of Campbell Road and being the northwest corner of this tract; thence with said right-of-way, with a curve having a delta angle of 19 deg. 29 min. 43 sec., a radius of 435.28', a tangent of 74.78', a chord bearing of S 77 deg. 48 min. 32 sec. E, a chord length of 147.39', a length of 148.11' to an iron pin; thence S 00 deg. 32 min. 40 sec. E 40.00' to an iron pin; thence S 64 deg. 37 min. 00 sec. E 160.00' to an iron pin; thence S 11 deg. 04 min. 09 sec. E 140.00' to an iron pin; thence S 00 deg. 32 min. 40 sec. E 554.79' to a new iron pin; thence N 85 deg. 59 min. 09 sec. W 422.79' to an iron pin; thence N 02 deg. 58 min. 48 sec. W 268.51' to an iron pin; thence N 35 deg.56 min. 52 sec. W 192.01' to an iron pin; thence N 30 deg. 34 min. 59 sec. E 437.09' to the point of beginning, containing 7.72 acres, more or less.

This is the same property designated as Map 32, Parcel 169 in the Tax Assessor's Office in Davidson County Tennessee.

Being the same property conveyed to Kaleb J. Short and Christina F. Guy, husband and wife, by Warranty Deed from Arliss Ray Bess Jr. and Nicole Caldwell Bess, husband and wife, recorded January 29, 2019, at Instrument No. 20190129-0008439, in the Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record ***[INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:*** Subject to easement of record in Book 7338, Page 600, and subject to Metro Letter of record in Book 6319, Page 762, all in

the Register's Office for Davidson County, Tennessee. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2026** property taxes, which the above named Grantee(s) hereby assume(s) and agree(s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.
WITNESS, my Hand and Seal this 19th day of March, 2026.

Kaleb J Short

Christina F Guy

State of Tennessee
County of Sumner
On this the 19th day of March, 2026, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Kaleb J Short and Christina F Guy to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

Notary Public

My Commission Expires: 7/3/29

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $500,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SWORN TO AND SUBSCRIBED before me, this the 19th day of March, 2026.

Notary Public

My Commission Expires: 9-22-2027

MAIL TAX BILLS AND DEED TO:

Julia Springer
1365 Campbell Rd.
Goodlettsville, TN 37072
File No.: 2617202

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
Julia Springer
1365 Campbell Rd.
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Jessica Hunter, 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 3-19-26 (date of document).

Affiant Signature

3-23-26
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 23 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 9-22-2027

NOTARY'S SEAL

