Karen Johnson Davidson County
Batch# 1404855 DEEDWARR
04/13/2026 02:32:30 PM 4 pgs
Fees: $23.00 Taxes: $3,145.00
20260413-0029968

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $850,000.00.

Affiant

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me this 13th day of April, 2026.

Notary Public
My Commission Expires: 1/17/2027

File No.: 2026-1334

Address of New Owner:	Send Tax Bills to:	Tax Information:
William Michael Gallagher, Jr and Lauren Goodrum	New Owner	
6700 River Road Nashville, TN 37209		101-00-0-171.00

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, we

Gary Hess, a married man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

William Michael Gallagher Goodrum, Jr. and Lauren Goodrum, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Being a tract of land in Davidson County and being bound on the North by Heim, Instrument No. 201709120093345 and in Instrument No 201611140119987, on the East by the Westerly right-of-way of River Road Pike, on the South by Tract 2 and on the West by the Easterly right-of-way of Gower Road and being more particularly described as follows:

Beginning at an iron pin found in the Easterly right-of-way of Gower Road, said point also being the Southwesterly corner of Heim; thence with the Southerly line of Heim South 54 degrees 19 minutes 14 seconds East a distance of 425.94 feet to an iron pin set in the Westerly right-of-way of River Road Pike; thence with the Westerly right-of-way of River Road Pike the following three calls: with a curve turning to the left with an arc length of 230.53 feet, with a radius of 1403.69 feet, with a chord bearing of South 10

degrees 41 minutes 51 seconds West, with a chord length of 230.27 feet, to a point; thence North 84 degrees 00 minutes 26 seconds West a distance of 10.00 feet to a point; thence with a curve turning to the left with an arc length of 221.81 feet, with a radius of 1413.69 feet, with a chord bearing of South 01 degree 29 minutes 53 seconds West, with a chord length of 221.58 feet, to an iron pin set in said right-of-way, said point also being the Northeasterly corner of Tract 2; thence with Tract 2 North 57 degrees 08 minutes 45 seconds West a distance of 799.36 feet to an iron pin set in the Easterly right-of-way of Gower Road; thence with the Easterly right-of-way of Gower Road the following two calls: with a curve turning to the right with an arc length of 289.83 feet, with a radius of 1308.20 feet, with a chord bearing of North 53 degrees 20 minutes 45 seconds East, with a chord length of 289.24 feet, to a point; thence North 59 degrees 41 minutes 34 seconds East a distance of 176.02 feet back to the point of beginning and having an area of 5.84 acres (254,563 square feet) more or less, according to survey of Thomas Crow, R.L.S. 2758, Crow Land Surveying, 210 Old Hickory Boulevard, Unit 17, Nashville, TN 37221, dated July 14, 2022 and corrected on August 16, 2022.

Included with Tract 1 shall be a 50-foot wide utility easement, crossing Tract 2 along the Westerly right-of-way of River Road Pike extending to the Harpeth Valley Utility property and having an area of 0.21 acres (9,494 square feet) more or less according to survey of Thomas Crow, R.L.S. 2758, Crow Land Surveying, 210 Old Hickory Boulevard, Unit 17, Nashville, TN 37221, dated July 14, 2022 and corrected on August 16, 2022.

Being a part of the property conveyed to John W. Hess and Lawrence N. Stevens by Warranty Deed from Josephine Sullivan McGill and husband, Fred McGill Jr., of record in Book 2094, Page 417, Register's Office for Davidson County, Tennessee, dated September 16, 1952 and recorded on September 16, 1952.

The said John W. Hess passed on or about July 19, 1965 survived by his wife, Ethel Hess and two children, Thomas Wayne Hess and Gary Lee Hess.

The said Lawrence Nolen Stevens passed away on or about September 10, 1975 survived by his wife, Thelma Young Stevens and ten siblings, Alma Hawkins, Ozella Rowland, Ethel Hess, Frances Fisk, Jean Pedigo, Leonard Stevens, Kenneth Stevens, Ben Stevens, Carl Stevens and Roy Stevens.

Being a part of the property conveyed to Thelma Stevens by Quit Claim Deed from Ozella Stevens Rowland et. al. and R.R. Hedgepath, Trustee, by Quit Claim Deed, of record in Book 4960, Page 564, Register's Office for Davidson County, Tennessee, dated October 2, 1975 and recorded on October 10, 1975.

Being a part of the property conveyed to Thelma Stevens by Quit Claim Deed from Ethel Stevens Hess and R.R. Hedgepath, Trustee, of record in Book 4960, Page 567, Register's Office for Davidson County, Tennessee, dated October 2, 1975 and recorded on October 10, 1975.

Being a part of the property conveyed to Ethel Hess by Quit Claim Deed from Thelma Stevens and R.R. Hedgepath, Trustee, of record in Book 5117, Page 376, Register's Office for Davidson County, Tennessee, dated February 8, 1977 and recorded on February 23, 1977.

Being a part of the property conveyed to Gary L. Hess by Quit Claim Deed from Ethel Hess, an unmarried woman, of record in Book 6541, Page 643, Register's Office for Davidson County, Tennessee, dated April 22, 1985 and recorded on April 25, 1985.

Being a part of the property conveyed to Gary L. Hess and Thomas W. Hess, reserving to herself a life estate, by Quit Claim Deed from Ethel Hess, of record in Book 9623, Page 985, Register's Office for Davidson County, Tennessee, dated March 17, 1995 and recorded on March 21, 1995.
The life estate interest of Ethel Hess terminated upon her death in 2004.

Being the same property conveyed to Gary Hess, by Quit Claim Deed from Gary Hess and Stuart Fisher, Executor of the Estate of Thomas Wayne Hess, of record in Instrument Number 20220929-0107482,

Register's Office for Davidson County, Tennessee, dated September 23, 2022 and recorded on September 29, 2022. Thomas Wayne Hess passed away on or about December 9, 2021, and his estate was probated in the Chancery Court for Dickson County, Tennessee, Docket No. 2022-PR-57.

Grantor warrants that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. Section 26-2-301 or other similar statue therein.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property and the address of the herein described property is believed to be 6700 River Road Pike, Nashville, TN 37209, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 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.

Witness my hand this 13th day of April, 2026.

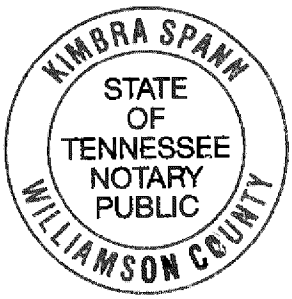
Gary Hess

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of April, 2026, before me personally appeared Gary Hess, 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 April, 2026.

Notary Signature
My commission expires: 1/17/2027



Certificate of Authenticity

I, Kimbra Spann, 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 4/13/2026.

Date

Affiant Signature

4/13/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 13 day of April, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY