Karen Johnson Davidson County
Batch# 1412113 DEEDWARR
04/28/2026 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,487.40
20260428-0036965

Warranty Deed

Please Return to: **Magnolia Title & Escrow** **1104 Fatherland Street** **Nashville, TN 37206**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $402,000.00. Affiant Subscribed and sworn to before me, this the 27th day of April, 2026. Notary Public My commission expires:

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Danna Maria Riggins	FirstBank	043-06-0A-005.00-CO
912 Pierce Road	722 Columbia Avenue	
Madison, TN 37115	Franklin, TN 37064	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHEN L. GOTTLIEB AND AMELITA N. GOTTLIEB, TRUSTEES OF THE GOTTLIEB FAMILY TRUST DATED OCTOBER 28, 2016**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANNA MARIA RIGGINS, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 lying and being in Davidson County, state of Tennessee, described as Follows:

Land in Davidson County, Tennessee, being all of Lot No. 5, Final Plat, Amqui Place, Section One, according to survey and plat of same appearing of record in Instrument No. 20091020-0096756, of the Register's Office for Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.

Being the same property conveyed to Stephen Gottlieb and Amelita Gottlieb, husband and wife by Warranty Deed from Red Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170404-0032980 Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on April 04, 2017.

Being the same property conveyed to The Gottlieb Family Trust by Quit Claim Deed from Stephen Gottlied and Amelita Gottlieb, husband and wife of record in Instrument No. 20170404-0032982 Register's Office for Davidson County, Tennessee, dated March 27, 2017 and recorded on April 04, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 912 Pierce Road, Madison, TN 37115, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of April, 2026.

The Gottlieb Family Trust dated October 28, 2016

By: Stephen L Gottlieb
Stephen L. Gottlieb, Trustee

By: Amelita N. Gottlieb
Amelita N. Gottlieb, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen L. Gottlieb and Amelita N. Gottlieb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustees of The Gottlieb Family Trust dated October 28, 2016, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said trust for the purposes therein contained.

Witness my hand and seal this 27th day of April, 2026.

Notary Public

My Commission Expires:

11-5-29

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

Certificate of Authenticity

I, Leslie Hayes, 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 4/27/2026.

Date

Affiant Signature

4/27/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27th day of April, 2026.

Notary's Signature

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

My Commission Expires: Date

Notary's Seal (if on paper)