Karen Johnson Davidson County
Batch# 1412291 DEEDWARR
04/28/2026 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20260428-0037466



STATE OF TENNESSEE
COUNTY OF Davidson

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

CY McKeighen
Affiant

Subscribed and sworn to before me, this 28 day of April, 2026.

Notary Public
My commission expires: 5-9-26

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Erica Rosa **Jonathan Wilson**	**Same as new owner(s)**	017-00-0-311.00
5488 Lickton Pike		017-00-0-340.00
Goodlettsville, TN 37072		

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 ACKNOWLEDGE, WE,

Megan L Prichard and Richard J Prichard, III, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Erica Rosa and Jonathan Wilson, as joint tenants with right of survivorship

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:

Parcel One:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Barry's One Lot Subdivision, of record in Book 6050, Page 399, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Parcel Two:

Land in Davidson County, Tennessee, being more particularly described, as follows:

Beginning at an iron pin being North 3 deg. 30' 00" East 610.15 feet from a concrete monument in the Northerly margin of Lickton Pike, said monument being a common corner to William P. Burris, Deed Book 7857, Page 63, R.O.D.C.T.); thence North 3 deg. 30' 00" East 90.27 feet to a set iron pin; thence South 89 deg. 43' 01" East 122.03 feet to a set iron pin; thence South 00 deg. 00' 51" East 81.63 feet to a set iron pin in the Northerly line of William P. Burris, Deed Book 7857, Page 63, R.O.D.C.T.; thence with the line of said Burris, South 86 deg. 28' 00" West 127,81 feet to the point of beginning, containing 0.246 acres, more or less.

Being the same property conveyed to Megan L Prichard and Richard J Prichard, III, wife and husband, by Warranty Deed from Robbie Arlene Burris, unmarried woman, dated April 17, 2023, of record in Instrument No. 20230419-0028814, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5488 Lickton Pike, 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.

Megan L Prichard Date: 4/28/26
Megan L Prichard

Richard J Prichard, III Date: 4/28/26
Richard J Prichard, III

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Megan L Prichard and Richard J Prichard, III, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of April, 2028.

D Paulsson
NOTARY PUBLIC

My Commission Expires: 9-19-2028

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 April 28, 2026.

Affiant Signature

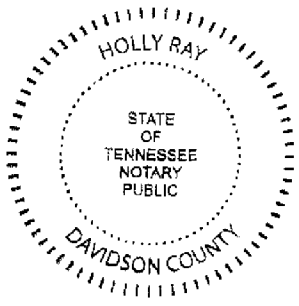
April 28, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 28th day of April, 2026.



Notary's Signature

My Commission Expires: 03/09/27