Karen Johnson Davidson County
Batch# 1414973 DEEDWARR
05/01/2026 04:12:30 PM 4 pgs
Fees: $23.00 Taxes: $18,870.00
20260501-0039124

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 64374
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
The Benjamin and Ellen Grinberg Revocable Trust 3920 Dorcas Dr. Nashville, TN 37215	**New Owner** **3130 Wilshire Blvd Ste 600** **Santa Monica, CA 90403**

TAX MAP PARCEL NUMBERS: 11616004300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$5,100,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Russell Gibson and Julie Countess, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **The Benjamin and Ellen Grinberg Revocable Trust,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 7th formerly 11th Civil District of Davidson County, Tennessee, being part of Lot No. 1 in the division of Henry W. Compton Estate, of record in Plan Book 2, page 58, Chancery Court at Nashville, described as follows:

Beginning at a point on the Easterly margin of Dorcas Drive, formerly Webber Street, at the Northwest corner of the property conveyed to Edward H. Oldfield and wife, Susan W. Oldfield, deed of record in Book 5130, page 111, Register's Office for said County, said point being also 245.4 feet Southerly from the Southwest corner of a part of lot conveyed to Frances S. Lawrence by Sillman Evans, Jr. and wife, by deed of record in Book 1944, page 95, said Register's Office, said point being also 539.1 feet Southerly from the intersection of the Easterly margin of said Dorcas Drive and the Southerly margin of Abbott Martin Road; thence with the Northern boundary line of said Oldfield property South 87 degrees 40 minutes East 365.6 feet to the center of a branch, North 7 degrees 09 minutes East 100 feet to an iron pin; thence North 87 degrees 35 minutes West 374.2 feet to an iron pin on the Easterly margin of said Dorcas Drive; thence with the said Drive South 2 degrees 15 minutes West 100 feet to the beginning.

Being the same property conveyed to Russel Gibson and Julie Countess, husband and wife, by Warranty Deed from Stone Oak Builders, LLC., a Tennessee limited liability company, dated October 30, 2020, and recorded on November 16, 2020, of record in Instrument No. 20201116-0135139, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2026, and subsequent years; All matters shown on the Plan of record in Chancery Court Plan Book 2, page 58, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3879, page 584, said Register's Office. The survey by Jacob R. Slaugenhoupt, Tennessee Registered Land Surveyor No. 2583, dated October 27, 2020, shows the fence serving subject property encroaches onto neighboring property to the East and on the 15 foot public sewer easement along the rear (South) line of subject property.

This is improved property, known as 3920 Dorcas Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of April, 2026.

Russell Gibson

Julie Countess

State of Tennessee

County of Davidson

On this 16th day of April, 2026, before me the undersigned authority, personally appeared Russell Gibson and Julie Countess, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $5,100,000.00.

Affiant

Sworn and subscribed before me this 16th day of April, 2026.

Notary

My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Trevor Keller, 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 5/1/2026 (date of document).

Affiant Signature

5/1/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

