Karen Johnson Davidson County
Batch # 1415113 DEEDWARR
05/04/2026 10:00:05 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00
20260504-0039309

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260453948** ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES NOV 5, 2029	STATE OF TENNESSE COUNTY OF DAVIDS The actual consideration or value, whichever is greater, for this transfer is: $800,000.00 Affiant Subscribed and sworn to before me, this 30th day of April, 2026. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Brendan O'Connell Kirley and Angela Lee Kirley 203 Rising Sun Terrace Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 064 02 0 066.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ellen May, Trustee of The Bishop Family Revocable Trust, dated December 20, 2024** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brendan O'Connell Kirley and Angela Lee Kirley, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 235 on the Revised Plan of BRANDYWINE FARMS, SECTION 13, as of record in Plat Book 4660, page 71, in the Register's Office of Davidson County.

Lot No. 235 fronts 150 feet on the Easterly side of Rising Sun Terrace and runs back 272.51 feet on the Northerly line and 284.78 feet on the Southerly line to a line in the rear measuring 150 feet.

Being the same property conveyed to The Bishop Family Revocable Trust, dated December 20, 2024, by Quitclaim Deed from James L. Bishop, widower, of record in Instrument No. 20241230-0100894, in the Register's Office of Davidson County, Tennessee, dated December 20, 2024, and recorded on December 30, 2024.

Being the same property conveyed to James L. Bishop and wife, Joan Bishop, by Warranty Deed from Jack K. Reese and wife, Evelyn T. Reese, of record in Book 5229, Page 659, in the Register's Office of Davidson County, Tennessee, dated December 02, 1977, and recorded on December 05, 1977. The said Joan Bishop died on August 08, 2023, leaving James L. Bishop as surviving tenant by the entirety.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANDYWINE FARMS, SECTION 13 (REVISED), as recorded in Plat Book 4660, Page(s) 71.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3816, Page 544 as amended in Book 3843, Page 951; Book 3886, Page 720; as Restrictive applicable in Book 4765, Page 625 and Extension in Book 9138, Page 45.

Easement for Sewage Pumps, Service Lines, Ingress/Egress and Appurtenances, recorded in Instrument No. 20110418-0029588.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 203 Rising Sun Terrace Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2026.

The Bishop Family Revocable Trust, dated December 20, 2024

By: Ellen May, Trustee
Ellen May, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ellen May, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of The Bishop Family Revocable Trust, dated December 20, 2024, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 30th day of April, 2026.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2026