THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $2,850,000.00. Affiant Subscribed and sworn to before me this 12th day of May, 2026. Notary Public My Commission Expires:
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 39190-(N-INC)6**	

ABBEY M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

Karen Johnson Davidson County
Batch# 1422840 DEEDWARR
05/20/2026 11:59:30 AM 4 pgs
Fees: $23.00 Taxes: $10,545.00
20260520-0045543

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Austin Kirschner, Stephanie Kirschner 4013 Vailwood Drive Nashville, TN 37215	**New Owners**	Map and Parcel No.: 11713004000

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, **Edwin Vickery and Elizabeth Vickery, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Austin Kirschner and Stephanie Kirschner, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4013 Vailwood Drive, Nashville, TN 37215.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 11th day of May, 2026.

Edwin Vickery

Elizabeth Vickery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edwin Vickery and Elizabeth Vickery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2026.

Notary Public

My Commission Expires:

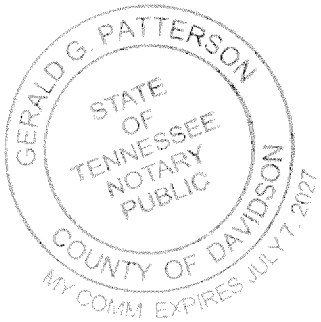


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Part Three, Wallace Subdivision, of record in Plat Book 1130, Page 82, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Edwin Vickery and Elizabeth Vickery, husband and wife, by deed dated March 7, 2016 from 1125 Ridgeview, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160322-0027106, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantees.
2. All matters appearing on the Plan of record as Plat Book 1130, Page 82, Register's Office for Davidson County, Tennessee.
3. Terms and conditions of a fence letter of record in Book 9678, Page 243, Register's Office for Davidson County, Tennessee.
4. Easement for Water Mains of record in Book 1037, Page 572, Register's Office for Davidson County, Tennessee.
5. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3888, Page 821, Register's Office for Davidson County, Tennessee.

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 **5/19/2026** (date of document).

Affiant Signature

5/19/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **19** day of **May**, **2026**.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

