Karen Johnson Davidson County
Batch# 1427320 DEEDWARR
06/02/2026 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $5,827.50
20260602-0049636

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.: 64458
Dav. Co. File: Box 8

39218

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bivens Investments, LLC 705 Georgetown Drive Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 13005012400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,575,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian F. Irving and Lindsay Jacques Irving,* husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bivens Investments, LLC** 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:**

* F/K/A Lindsay E. Jacques

Land in Davidson county, Tennessee, being Lot No. 6 and the South 2 feet of Lot No. 19 of Block 5, on the Plan of The Highlands of Bellemeade of record in Plat Book 547, page 180, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 6 fronts 125 feet on the Easterly side of Page Road, and runs back between lines, 159 feet on the Northerly line and 160 feet on the Southerly line to a dead line in the rear on which it measures 125 feet.

Said part of Lot No. 19 fronts 2 feet on the West side of Nichol Lane and runs back between parallel lines, 160 feet to the Ease line of Lot No. 6.

Being the same property conveyed to Lindsay E. Jacques, a single person and Brian F. Irving, a single person, as joint tenants with right of survivorship by Warranty Deed from William S. Sprinkle and Monica K. Sprinkle, husband and wife, dated March 9, 2018 and recorded on March 13, 2018 of record in Instrument No. 20180313-0023790, Register's Office for Davidson County, Tennessee. The parties having since married and the said Lindsay E. Jacques is now known as Lindsay Jacques Irving.

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, with Owner's Certificate, of record in Book 547, page 180, said Register's Office. Grant of Gas Service Line or Fuel Line Easement to Nashville Gas Company of record in Book 6928, page 940, said Register's Office. Easement for sanitary sewers, storm drainage, water mains and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6327, page 354, said Register's Office.

This is improved property, known as 212 Page Road, Nashville, TN 37205

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 29th day of May, 2026

Brian F. Irving

Lindsay Jacques Irving

Lindsay Jacques Irving

State of Tennessee

County of Davidson

On this 29th day of May, 2026, before me the undersigned authority, personally appeared Brian F. Irving and Lindsay Jacques Irving, 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: $1,575,000.00.

Affiant

Sworn and subscribed before me this 29 day of May, 2026

My Commission Expires: _____

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

Notary

Tennessee Certification of Electronic Document

I, George Mudter 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 May 29, 2026 (date of document).

Affiant Signature

5/29/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of May, 2026

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027