Prepared by:
Record and Return To:
Weichman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1428125 DEEDWARR
06/05/2026 09:12:43 AM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20260605-0050748

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF June, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JPW Development, LLC	New Owner	
(NAME)	(NAME)	116-16-0-132.00
2019B Galbraith Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Darren P. Briggs and Gabriel A. Briggs, Co-Trustees of The David Paul Briggs Revocable Trust dated May 1, 2019**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JPW Development, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Wallace Subdivision, part 1, as of record in Book 1424, page 16, Register's Office for said County.

Said Lot No. 58 fronts 125.3 feet on the westerly side of Wallace Lane (formerly Vail Avenue) and runs back between lines, 200.8 feet on the southerly line and 192.3 feet on the northerly line, to a line in the rear which measures 125.1 feet.

Being a portion of the same property conveyed to David Paul Briggs, Trustee of The David Paul Briggs Revocable Trust by Quitclaim Deed from David Paul Briggs a/k/a David Briggs a/k/a David P. Briggs of record in Instrument No. 20230724-0056765 Register's Office for Davidson County, Tennessee, dated July 20, 2023 and recorded on July 24, 2023. David Paul Briggs having since passed. Darren P. Briggs and Gabriel A. Briggs are now Co-Trustees.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved
This is improved x property, known as 4009 Wallace Lane, 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 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 is 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.

Witness my hand this 4th day of June, 2026.

The David Paul Briggs Revocable Trust dated May 1, 2019

By: Darren P. Briggs, Co-Trustee
Darren P. Briggs, Co-Trustee

By: Gabriel A. Briggs, Co-Trustee
Gabriel A. Briggs, Co-Trustee

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 4th day of June, 2026, before me personally appeared (via audio/video communication) Darren P. Briggs and Gabriel A. Briggs, Co-Trustees of The David Paul Briggs Revocable Trust dated May 1, 2019, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 4th day of June, 2026.

Notary Signature
My commission expires: 05/16/2027

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Virginia Desjarlais, 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 June 4, 2026.

Date

Affiant Signature

June 4, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4th day of June, 2026.

Notary's Signature

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

My Commission Expires: _____
Date

Notary's Seal (if on paper)