This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Montgomery

Actual consideration or value, whichever is greater is $1,145,000.00.

Affiant

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Subscribed and sworn before me this the 2nd day of June, 2026.

Notary Public
My commission expires: 9/13/2028

Karen Johnson Davidson County
Batch# 1429419 DEEDWARR
06/08/2026 11:25:30 AM 3 pgs
Fees: $18.00 Taxes: $4,236.50
20260608-0051438

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Mary Sue Alcorn	New owners	132-11-0 064.00
4415 Prescott Road		
Nashville, TN 37204		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WALT BAGWELL AND ELIZABETH A. BAGWELL, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MARY SUE ALCORN AND DARRIN JAMES KIRKUS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Section III - Revised, Southmeade, as shown on plat of record in Book 2900, Page 124, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 86 fronts 142 feet on the west side of Prescott Road, and runs back 306.25 feet on the northerly line and 308 feet on the southerly line, to a dead line in the rear on which it measures 142 feet.

Being the same property conveyed to Walt Bagwell and Elizabeth A. Bagwell, husband and wife, by Warranty Deed from Judith V. Christianson and Vickie L. Young, dated 1/24/2020 and recorded 2/4/2020 in Instrument No. 20200204-0012798, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4415 Prescott Road, Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 2nd day of June, 2026.

Walt Bagwell
Walt Bagwell

Elizabeth A. Bagwell
Elizabeth A. Bagwell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Walt Bagwell and Elizabeth A. Bagwell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of June, 2026.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 6|2|2026.

Affiant Signature – Joshua A. Terry

6|3|2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 6|3|2026.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27