THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch # 1447816 DEEDWARR
07/16/2026 09:05:58 AM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20260716-0064243

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Robertson

The actual consideration or value whichever is greater, for this transfer is **$1,200,000.00**

Subscribed and sworn to before me this 14th day of July, 2026.

Notary Public **Affiant**
My Commission Expires: _____

KIM DEBERRY
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 23, 2027
COUNTY OF ROBERTSON

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Good Place Properties, LLC **7723 Old Springfield Pike** **Goodlettsville, TN 37072**	**Good Place Properties, LLC** **6621 Bethlehem Rd.** **Springfield, TN 37172**	**018-08-0-009.00** **018-08-0-010.00** **018-08-0-011.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Gary Wade Benz, Curtis Lee Benz, Sr., Elizabeth Hammond Benz, and William W. Benz, IV, Administrator of Estate of William W. Benz, III**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Good Place Properties, LLC, a Tennessee Limited Liability Company**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a tract of land in the 10th Council District of Davidson County Tennessee, and a portion of that property conveyed to William W Benz, Etux (BK 6677 PG 969 R.O.D.C.T. Map 18-08, PCLS 9,10,11 T.A.O.D.C.T. and Lot 21 Connell Hills Subdivision BK 2900 PG 141 R.O.D.C.T.), and more accurately described according to a survey done by Anthony T. Bollinger R.L.S. TN LIC. No. 2095 dated 04/06/26 as follows:

Tract 1: Beginning at an Existing Iron Pin In the northeasterly right of way of CSX Railroad and a common corner to David Degella (Map 18-08, PCL 8.00 T.A.O.D.C.T.), in DB 4473 PG 636 R.O.D.C.T., also known as Lot 20 of Connell Hills Subd. In (BK 2900 PG 141 R.O.D.C.T.), and also being the most southwest corner of herein described tract; Thence leaving CSX with said Degella N 11°17'24"E 348.02' to an Iron Pin Set in the Southerly Margin of Pear Orchard Dr; Thence leaving said Degella with said margin and a curve to the left having a radius of 275.60' and a chord bearing and chord of N 71°51'28" E 146.81' to a Concrete Monument; Thence leaving said margin with Lot 2 of the same survey for the next 2 calls: S 08°43'00" W 243.56' to an Existing Concrete; Thence S

28°24'00" W 207.80' to an Iron Pin set in previously said CSX right of way; Thence leaving said Tract 2 with said CSX for the next 2 calls: N 63°08'56" W 66.38' to a Concrete Monument; Thence with a curve to the right having a radius of 2814.90' and a chord bearing and chord of N 62°39'24" W 14.27' to the point of beginning containing 1.09 acres. This is unimproved property known as: 0 Pear Orchard Dr., Goodlettsville, TN 37072. M/P 018-08-0-009.00

Tract 2: Beginning at an Existing Concrete Monument in the southeasterly margin of Pear Orchard Drive, said Monument being the northeast corner of Lot 21 Connell Hills Subdivision in PB 2900, PG 141 R.O.D.C.T., and the most northwest corner of herein described tract; Thence now leaving said Lot 21 with said margin for the next 2 calls: Thence with a curve to the left having a radius of 275.60' and a chord bearing and chord of N 45°09'51" E 107.51' to a point; Thence with a curve to the right having a radius of 25.00' and a chord bearing and chord of N 80°02'31" E 36.04' to a point in the Southerly margin of Old Springfield Highway; Thence leaving Pear Orchard Drive with said Old Springfield Highway for the next 2 calls: S 58°02'31" E 64.44' to a point; Thence S 71°57'51" E 41.76' to an Iron Pin set being a common corner to Tract 3 of the same survey; Thence leaving said margin with Tract 3 S 31°03'45" W 563.88' to an Iron Pin set in the Northerly right of way of CSX railroad; Thence leaving said Tract 3 with said CSX for the next 2 calls: N 64°14'45" W 6.00' to an Existing Concrete Monument; Thence N 64°19'31" W 50.50' to an Iron Pin set being a common corner to Tract 1 of the same survey; Thence leaving said CSX with said Tract 1 for the remaining calls: N 28°24'00" E 207.80' to an Existing Concrete Monument; Thence N 08°43'00" E 243.56' to the point of beginning containing 1.28 acres. This is unimproved property known as: 0 Old Springfield Pike, Goodlettsville, TN 37072. M/P 018-08-0-010.00.

Tract 3: Beginning at an Iron Pin set being located S 64°14'45" E 6.0' from an existing Concrete Monument in the right of way of CSX Railroad and being the Southwest corner of herein described tract and a common corner to Tract 2 of the same survey; Thence with said Tract 2 N 31°03'45" E 563.88' to an Iron Pin set in the Southerly margin of Old Springfield Highway; Thence leaving Tract 2 with said right of way for the next 2 calls: S 71°57'51" E 112.79' to a point; Thence S 76°46'46" E 116.43' to a point in the westerly margin of Hitt Ln; Thence leaving Old Springfield Highway with said Hitt Ln for the next 4 calls: S 26°47'38" W 72.25' to a point; Thence with a curve to the right having a radius of 1445.20' and a chord bearing and chord of S 32°25'52" W 262.47' to a point; Thence S 40°43'09" W 171.01' to a point; Thence with a curve to the left having a radius of 1060.80' and a chord bearing and chord of S 37°41'53" W 106.03' to an Iron Pin Set in previously said CSX right of way; Thence leaving Hitt Ln with said CSX N 64°14'45" W 179.66' to the point of beginning containing 2.84 acres. This is improved property known as: 7723 Old Springfield Pike, Goodlettsville, TN 37072. M/P 018-08-0-011.00.

Being part of the same property conveyed to WILLIAM W. BENZ AND WIFE, MARGARET P. BENZ, by Deed from ELIZABETH GARRETT THOMAS, AN UNMARRIED WOMAN, of record in Book 6677, Page 969, dated October 8, 1985, said Register's Office. WILLIAM W. BENZ also known as WILLIAM WENDELIN BENZ, JR., having since died on or about June 15, 2020, leaving MARGARET P. BENZ also known as MARGARET PAULINE WILLIAMS BENZ, as surviving tenant by the entirety. MARGARET P. BENZ also known as MARGARET PAULINE WILLIAMS BENZ having since died testate on or about September 2, 2023. Pursuant to the Last Will and Testament of MARGARET PAULINE BENZ in The Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville-Davidson County (Probate Division) in Case No. 23P1789, said property was devised to her sons, WILLIAM WENDELIN BENZ, III AND JAMES EDWARD BENZ, AND GARY WADE BENZ AND CURTIS LEE BENZ, SR. JAMES EDWARD BENZ died testate on or about September 21, 2024, devising his interest in said property to his wife, ELIZABETH HAMMOND BENZ by will of record in Will Book 2026, Page 785, in the County Court Clerk's Office for Sumner County, Tennessee, Chancery Court Sumner County (Probate Division), Case No. 2026-PR-167. WILLIAM WENDELIN BENZ, III died intestate on or about March 26, 2026. Said property was under contract at the time of decedent's death; thereby, becoming an executory contract. WILLIAM W. BENZ, IV has been appointed the Personal Representative of the Estate of WILLIAM WENDELIN BENZ, III pursuant to Letters of Administration of record in Case No. 2026-PR-289 in the Chancery Court for Sumner County, Tennessee at Gallatin (Probate Division).

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 14th day of July, 2026.

Gary Wade Benz

Curtis Lee Benz Sr.

Elizabeth Hammond Benz

William W. Benz, IV as Administrator of the Estate of William W. Benz, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell E. Freeman,** a Notary Public in and for said County and State, **Gary Wade Benz, Curtis Lee Benz Sr. and Elizabeth Hammond Benz,** the within named Bargainors, 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 and official seal at Goodlettsville, Tennessee this the 14th day of July, 2026.

NOTARY PUBLIC
My Commission Expires: 4/26/2028

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Russell E. Freeman**, a Notary Public for said county and State, **William W. Benz, IV**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Administrator of the Estate of **William W. Benz, III**, and is authorized by the estate, to execute this instrument on behalf of the estate.

Witness my hand, at office, this 14th day of July, 2026.

Notary Public
My Commission Expires: 4/26/2028

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY