Karen Johnson Davidson County
Batch# 1448893 DEEDWARR
07/17/2026 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20260717-0064987

RECORD AND RETURN TO:
WilsonBerry Title & Escrow, LLC
2231 N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-40583-26

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $640,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2026

NOTARY PUBLIC

My commission expires:

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title and Escrow, LLC, 2231 N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Burdene P. Mick Special Needs Trust 2913 Fernbrook Lane, Nashville, TN 37214	Same address as new owner	084-08-0-053

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED FORTY THOUSAND AND 00/100 Dollars ($ 640,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **George T. Ferrell and Julia C. Ferrell, husband and wife**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **The Burdene P Mick Special Needs Trust U/A dated April 13, 2022,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being Lot No. 211 on the Plan of Section Seven, Lincoya Hills, of record in Book 2331, page 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George T. Ferrell and Julia C. Ferrell, husband and wife, from Rodney V. Swearingen and wife, Tiffany N. Swearingen, by Warranty Deed dated January 31, 2013 and recorded February 6, 2013 in Instrument #20130206-0012412, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 2913 Fernbrook Lane, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 17th day of July, 2026

GRANTOR(S)

George T. Ferrell

George T. Ferrell

Julia C. Ferrell

Julia C. Ferrell

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, George T. Ferrell and Julia C. Ferrell, 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 seal, this the 17 day of July 2026.

Notary Public

MARTHA E. BERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
NOTARY PUBLIC

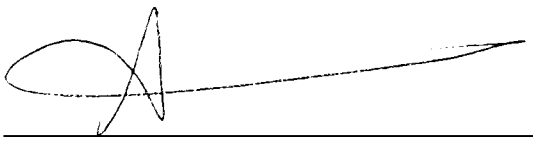
Martha E. Berry

Printed Notary Name

My commission expires: August 31, 2027

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 7-17-2026.



Affiant Signature — Date: 7-17-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7-17-2026.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal