THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260654900** Karen Johnson Davidson County Batch # 1451775 DEEDWARR 07/27/2026 11:15:52 AM 2 pgs Fees: $13.00 Taxes: $1,887.00 20260727-0068041	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $570,000.00. Affiant Subscribed and sworn to before me, this 24th day of July, 2026. Notary Public My Commission Expires: SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPT 3, 2029

WARRANTY DEED

Address New Owner: Joshua D. Bailey and Christopher L. Vales 521 Utley Drive Goodlettsville TN 37072	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 018000139

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael D. Rollins and wife, Julie B. Rollins** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Joshua D. Bailey, unmarried, and Christopher L. Vales, unmarried, as Joint Tenants with Rights of Survivorship** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lots 1-3, FINAL PLAT, ROLLINS SUBDIVISION, as shown on plat of record in Plat Book 8250, Page 442, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

ALSO KNOWN AS:

TRACT NO. ONE: Land in the 10th Civil District of Davidson County, Tennessee, described according to an unrecorded survey by Stanford & Associates, Inc., as follows:

Beginning at an iron pin corner in the East R.O.W. of Engle Avenue, said point being 49.46 feet North of the South end of Engle Avenue; thence along a fence line N 75 deg. 09 min. 40 sec. E 260.81 feet to an existing monument; thence N 72 deg. 45 min. E 115.99 feet to a point; thence with a line common to a 11.11 acres, more or less, tract of land S 1 deg. 19 min. 56 sec. E 652.06 feet to a point; thence with a line common to a 14.146 acre, more or less, tract of land N 87 deg. 22 min. 22 sec. W 414.00 feet to an iron pin corner; thence N 21 deg. 25 min. 50 sec. E 113.08 feet to an iron pin corner; thence N 0 deg. 08 min. 06 sec. E 107.73 feet to an iron pin corner; thence N 5 deg. 31 min. 42 sec. W 196.07 feet to an iron pin corner; thence N 16 deg. 03 min. 02 sec. W 48.93 feet to an iron pin corner in the West R.O.W. of Engel Avenue, said point being at the end of said Avenue; thence across the end of said R.O.W. N 70 deg. 20 min. 31 sec. W 48.20 feet to an iron pin corner; thence along the East side of said R.O.W. N 17 deg. 16 min. 03 sec. W. 49.46 feet to the point of beginning and containing 5.04 acres, more or less, and being the same property conveyed to the within named Grantors by deed of recorded in Book 5289, Page 864, Register's Office for Davidson County, Tennessee.

TRACT NO. TWO: A certain tract or parcel of land in the 10th Civil District of Davidson County, Tennessee, and more specifically described as follows: Beginning at a point in the westerly margin of Utley Drive at its entrance to the Wilkinson property; thence S 6 deg. 30 min. 00 sec. W 251.00 feet to a point; thence S 44 deg. 03 min. 02 sec. W 183.46 feet to a point in the line of DeLoach; thence with the line of DeLoach N 1 deg. 19 min. 56 sec. W 326.03 feet to a point; thence N 72 deg. 45 min. 00 sec. E 181.00 feet to the point of beginning and containing .87 acre, more or less, and being the same property conveyed to the within names Grantors by deed of record in Book 5687, Page 964, Register's Office for Davidson County, Tennessee.

RIGHT OF WAY EASEMENT: Also being conveyed herewith is all of the Grantors right, title and interest in and to that certain Right-of-Way Easement of record in Book 5687, Page 971,

Register's Office for Davidson County, Tennessee, said Easement being included by reference as thought it were herein set out in its entirety.

Being the same property conveyed to Michael D. Rollins and wife, Julie B. Rollins, by Warranty Deed from Tommy N. DeLoach and wife, Mary M. DeLoach, of record in Book 6343, Page 600, in the Register's Office of Davidson County, Tennessee, dated July 20, 1984, and recorded on July 23, 1984.

The execution of this instrument is affected by the signature of Michael D. Rollins as Attorney-in-Fact for Julie B. Rollins, which Power of Attorney is recorded in Instrument No. 20260707-0060870 Register's Office for Davidson County, Tennessee. Julie B. Rollins and Julie Brown Rollins being one and the same. Michael Dale Rollins and Michael D. Rollins being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FINAL PLAT, ROLLINS SUBDIVISION, as recorded in Plat Book 8250, Page(s) 442.

Easement recorded in Book 5687, Page 971.

This is improved property located at 521 Utley Drive Goodlettsville TN 37072

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of July, 2026.

Michael D. Rollins
Michael D. Rollins

Julie B. Rollins by Michael D. Rollins as Attorney-in-Fact
Julie B. Rollins by Michael D. Rollins as Attorney-in-Fact
as Attorney in fact

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Rollins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Julie B. Rollins and that he is authorized by Julie B. Rollins to execute this instrument on their behalf.

Witness my hand, at office, this 24th day of July, 2026.

Edward Faria
Notary Public
My Commission Expires: 1-22-2029

EDWARD FARIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY