Karen Johnson Davidson County
Batch# 1452552 DEEDWARR
07/29/2026 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,435.60
20260729-0069865

9247

RECORDING INFO	STATE OF TENNESSEE) COUNTY OF ROBERTSON) The actual consideration for this transfer or value of property transferred (whichever is greater) is $388,000.00. Affiant Sworn to and subscribed before me this 28th day of July, 2026. Notary Public My Commission Expires: September 23, 2026
PREPARED BY AND RETURN TO: Valerie Webb & Associates PLLC 3037A Highway 31W P.O. Box 887 White House, TN 37188	

GILLIAN BUCHANAN KUMMER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Peter Reilly Doyle and Rachel Doyle 1018 N Graycroft Ave Madison, TN 37115-2313	New Owner(s)	033 16 0 026.00

THIS GENERAL WARRANTY DEED is made and effective as of the 28th day of July, 2026 (the "***Effective Date***"), by and between:

STEVEN THOMAS HEAD and JULIE L. HEAD, husband and wife ("***Grantor***"); and

PETER REILLY DOYLE and RACHEL DOYLE, husband and wife ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells, and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee (the "***Property***"):

Land in Davidson County, Tennessee, being Lot 156, Section 2, Primrose Acres, as shown on plat of record in Plat Book 2900, Pages 43 and 44, in the Register's Office,

Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Steven Thomas Head and Julie L. Head, husband and wife, by Warranty Deed from Betty R. Wilson, n/k/a Betty Copenhagen, married, of record in Instrument No. 20171002-0100523, in the Register's Office of Davidson County, Tennessee, dated September 29, 2017 and recorded on October 02, 2017.

This is improved property commonly known as 1018 N Graycroft Ave, Madison, TN 37115-2313.

This conveyance is being made subject to (i) taxes for the year 2026, and subsequent years, which are not yet due and payable; (ii) all applicable zoning and setback requirements; (iii) all general utility, sewer, and drainage easements of record; (iv) all subdivision and/or condominium declarations, covenants, restrictions, and easements of record; and (iv) the following matters:

1. Easements, liens or encumbrances or claims thereof, not shown by the Public Records.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 2, Primrose Acres, as recorded in Plat Book 2900, Page(s) 43 and 44.

3. Declaration of Covenants, Conditions and Restrictions recorded in Book 2965, Page 520.

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title, and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to the Property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Steven Thomas Head

Steven Thomas Head

Julie L. Head

Julie L. Head

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, STEVEN THOMAS HEAD and JULIE L. HEAD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2026.

Notary Public

My Commission Expires: 02/29/2028

LISA G. HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Anthony N. Greco, 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 the 28 day of July, 2026

7-28-26

Anthony N. Greco, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 28 day of July, 2026

Commission Expires: July 17, 2027

Notary Public

ERNEST D. BENNETT III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 17, 2027