This instrument was prepared from information furnished by the public records or Grantee. Icon Title, LLC has not conducted a title search, examined title, or reviewed any survey in connection with the preparation hereof. By execution and acceptance of this deed, Icon Title, LLC assumes no responsibility for matters that a title examination or survey would have disclosed.

This instrument prepared by:
Icon Title, LLC
4101 Charlotte Avenue
Suite D160
Nashville, TN 37209
File Number: 17-9555-CL

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $750,000.00.

Affiant

Record & Return to:
Victory Title & Escrow, LLC
2615 Medical Center Pkwy
Suite 1560
Murfreesboro, TN 37129
VT 26060004 3

Karen Johnson
Batch # 1462385
08/20/2026 12:24:05 PM
Fees: $13.00 Taxes: $2,775.00

Davidson County
DEEDWARR
2 pgs

20260820-0077665

:d and sworn to before me, this the 14th
igust, 2026.

ıblic
ıission Expires: _____

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hayes Thompson and Maigan Thompson 210 Barley Mill Road Old Hickory, TN 37138	New Owner	064-02-0-011

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **George Thomas McBride and Patricia Ann McBride, Co-Trustees of The McBride Living Trust Dated February 9, 2022** (individually and/or collectively, "Grantor"), transfer and convey unto **Hayes Thompson and Maigan Thompson, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 123 on plan of Brandywine Farms, Section 5, of record in Plat Book 4175, Page 18, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to George T. McBride and Patricia A. McBride, Co-Trustees of the McBride Living Trust dated February 9, 2022 by Quitclaim Deed from George T. McBride and Patricia Ann McBride, dated 2/9/2022 and recorded 2/9/2022 in Instrument No. 20220209-0015132; and being the same property previously conveyed to George T. McBride and Patricia Ann McBride by Special Warranty Deed from Aurora Loan Services, LLC, dated 3/2/2009 and recorded 3/18/2009 in Instrument No. 20090318-0024233, Register's Office for Davidson County, Tennessee.

This is improved property located at: **210 Barley Mill Road, Old Hickory, TN 37138**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we 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; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of August, 2026.

GRANTOR:

The McBride Living Trust Dated February 9, 2022

By: George Thomas McBride Co-Trustee
George Thomas McBride, Co-Trustee

By: Patricia Ann McBride Co-Trustee
Patricia Ann McBride, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, the within named George Thomas McBride and Patricia Ann McBride, Co-Trustees of The McBride Living Trust Dated February 9, 2022, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of August, 2026.

Griffin S. Dunham
Notary Public
My Commission expires: _____

