Karen Johnson Davidson County
Batch# 1464959 DEEDWARR
08/27/2026 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $555.00
20260827-0079753

NATALIE KATHERINE TYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 08/21/2026. NOTARY PUBLIC MY COMMISSION EXPIRES 8/1/2029

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 190D Saundersville Road
Hendersonville, TN 37075
file # 6675-26NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Sandia Estate Planning Land Trust dated August 21, 2026	New Owner(s)	046-00-0-091.00
P.O. Box 60524		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Shaun Vanbergen, a married man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sandia Estate Planning Land Trust dated August 21, 2026

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land as shown on Property Map 46, Assessor's Office, and lying wholly within the 1st Civil District of Davidson County, Tennessee. Bounded in general by Kirby Hill Road (Private) (Ref. Instrument # 20090120-0004989) on the south, Alisha Welch (Ref. Instrument # 20250401-24791 – Parcel ID 04500004500) on the west, Fab-Cro Properties, LLC (Ref. Instrument # 20120928-88553 – Parcel ID 04500004600) and Metro Government (Ref. Instrument # 20151102-111593 – Parcel ID 04500000600) on the north, and Frank Homme (Ref. Instrument # 20241212-96551 – Parcel ID 04600009300) on the east, more particularly described as follows:

Bearings based on Grid North (Tennessee State Plane Coordinate System (NAD83).

Beginning at a ¾" rebar found at a 12" wood fence post on the north side of a 50' Ingress & Egress Easement known as Kirby Hill Road, and being in the east line of Alisha Welch; thence with the east line of Welch N14°25'02"W 808.34' to a ¾" rebar found at a T-post in the south line of Fab-Cro Properties, LLC; thence with the south line of Fab-Cro N66°11'14"E, passing a ½" rebar with cap set at 709.69', in all 732.24' to a point in a creek, being in the south line of Metro Government, and the northwest corner of Frank Homme; thence with the west line of Homme S00°56'38"W, passing a ½" rebar with cap set at 18.99', a ¾" rebar found at a T-post on the north side of a 50' Ingress & Egress Easement known as Kirby Hill Road at 826.16', in all 850.30' to a point in the center of said easement; thence with the center of the 50' Ingress & Egress Easement S60°48'57"W 103.81' to a point; thence S58°12'10"W 332.25' to a point; thence S70°42'49"W 80.00' to a point, being the southeast corner of Alisha Welch; thence with the east line of Welch N14°25'02"W 24.54' to the point of beginning, containing 11.31 Acres, more or less, according to project # 180 by Donegan Family Land Surveying, LLC, William B. Donegan, R.L.S. # 3370, 204 N. Main Street, Suite 16, Dickson, Tennessee 37055, and dated August 20, 2026.

The above tract is subject to a 50' Ingress & Egress Easement known as Kirby Hill Road referenced in Instrument # 20090120-0004989, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Shaun VanBergen and Terissa Cantrell, as equal tenants in common

by Warranty Deed from Bobby Sanders and wife, Diane Sanders of record in Instrument No. 20061006-0124645 Register's Office for Davidson County, Tennessee, dated June 8, 2006 and recorded on October 6, 2006.

Being the same property conveyed to Shaun VanBergen by Quitclaim Deed from Terissa Cantrell of record in Instrument No. January 6, 2009 Register's Office for Davidson County, Tennessee, dated January 20, 2009 and recorded on 20090120-0004989.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as Kirby Hill Road Nashville, TN 37015

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 on August 21, 2026.

Shaun Vanbergen

STATE OF TENNESSEE

COUNTY OF ~~Davidson~~ Cheatham

Personally appeared before me, a Notary Public of said County and State, Shaun Vanbergen, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 21, 2026.

Notary Public

My Commission Expires: 4/20/30

DANA J. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

File #: 6675-26NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 21, 2026.

J. Carlton Drumwright

August 21, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 21, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY