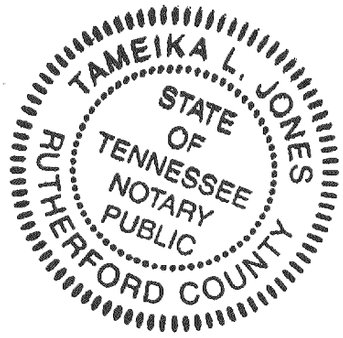
Karen Johnson Davidson County
Batch# 1480656 DEEDWARR
10/05/2026 12:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,582.86
20261005-0091512



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $427,800.00.

Affiant

Subscribed and sworn to before me, this 1st day of October, 2026.

Notary Public

My commission expires: 03/16/2030

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Olivia Marvel and Wells Marvel	**New Owner**	**112-138.00**
Deer Ridge Ln		
Nashville, TN 37221		

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

Bruce W. Bilbrey and Barbara Bilbrey, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Olivia Marvel and Wells Marvel, wife and husband,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey by P. A. Chapdelaine, Tennessee Surveyor No. 882, dated May 2, 1983, and being a 15.73 acre tract served by an unnamed easement road which existed with gravel prior to July 1, 1984, and said easement road being established on May 8, 1979, by instrument of record in Book 5393, page 898, Register's Office for Davidson County, Tennessee, and the within described property consisting of more than 10 acres, described as follows: Beginning at an iron pin in the center of Gerry Easement Road being measured along the centerline of Gerry Easement Road 2619.99 feet in a northeasterly direction from a point being measured along the centerline of an easement road 536.47 feet in a northerly and northeasterly direction from an iron pin in the center of said easement road where it joins the road described in Book 5393, page 898, Register's Office for Davidson County, Tennessee, also being R.C. Bibbs' northwest corner as shown in Book 5976, page 555, Register's Office for Davidson County, Tennessee; thence with the center of said continuing easement road which all purchasers of Heath 10 acre tracts having a right to ingress and egress over and inuring to their heirs, successors, and assigns, but with the duties described in Book 5393, page 898, and now the within conveyed land being described as follows: With the centerline of Gerry Easement Road the following curves in a northeasterly direction 83.30 feet and 355.57 feet to a point; then leaving Gerry Easement Road North 30 degrees 57 minutes 32 seconds West 1169.48 feet to an iron pin; thence South 76 degrees 03 minutes 50 seconds West 621.58 feet to a post in Chester's corner; thence South 36 degrees 20 minutes 57 seconds East 1,423.19 feet to the point of beginning.

This tract of land has a 25 foot wide easement along its northeasterly line existing for the purposes of providing egress and ingress to the owners of an 11.44 acre tract, their heirs, successors, and assigns, which lies just north of the within described property.

Being all of the property conveyed to Bruce W. Bilbrey and wife, Barbara Bilbrey, by deed from Jerry D. Heath and wife, Dorothy L. Heath, of record in Book 6425, Page 823, dated November 8, 1984, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

M&H File #: **26-521**

a. The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by the Grantees.
b. Application for Greenbelt Assessment-Forest of record in Instrument No. 20030228-0027062, in the Register's Office for Davidson County, Tennessee.
c. Ingress, Egress and Utility Easements described in deed of record in Book 6425, Page 823, in the Register's Office for Davidson County, Tennessee.
d. Restriction contained in deed of record in Book 6425, Page 823, in the Register's Office for Davidson County, Tennessee.
e. Restriction contained in deed of record in Book 5393, Page 898, in the Register's Office for Davidson County, Tennessee.
f. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as Deer Ridge Ln, Nashville, TN 37221.

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 is 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/our hand(s) this 1st day of October, 2026.

Bruce W. Bilbrey

Barbara Bilbrey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Bruce W. Bilbrey and Barbara Bilbrey, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2026.

Notary Signature
My commission expires: 3.24.2027



RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-521**

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tameika Jones, 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 October 2, ____, 2026.

Tameika Jones
Custodian's Signature

10/02/2026
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 2nd day of October, 2026.

Notary Public

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 05-16-29