BOX 10-A

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON
Karen Johnson Davidson County Batch# 837552 DEEDWARR 04/11/2022 09:31:37 AM 2 pgs Fees: $13.00 Taxes: $2,656.60 20220411-0041579	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $718,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF April, 2022 Notary Public MY COMMISSION EXPIRES: My Commission Expires November 26, 2022 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen B. Daughdrill and Rebecca J. Daughdrill	**SAME**	
(NAME) 8754 Poplar Creek Road	(NAME)	154-00-0-093.00
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **PATRICIA WALDEN SULLIVAN**, UNMARRIED, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN B. DAUGHDRILL AND REBECCA J. DAUGHDRILL, HUSBAND AND WIFE,** 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 Davidson County, Tennessee, being described as follows to-wit:

Beginning in the center of Poplar Creek Road, said point being a common corner of Freddie L. Judd et ux, described in Book 4945, Page 299; thence with the center line of said Road South 68 degrees 49 minutes 20 seconds West 15.89 feet, to the beginning of a curve to the right having a radius of 845.48 feet, with an arc length of 243.45 feet to a point; thence South 85 degrees 19 minutes 13 seconds West 159.25 feet to a spike; thence leaving said road North 1 degrees 22 minutes 40 seconds West, 962.02 feet to an iron pin in a fence; thence generally with the fenced line, said line being a common property line of Farris property South 87 degrees 03 minutes 55 seconds East 365.16 feet to an iron pin; thence South 6 degrees 16 minutes East 520.36 feet to an iron pin by a fence post, said corner being a common corner of the Sawyer Cemetery; thence continuing with the common property line of the Judd property South 2 degrees 57 minutes East 364.5 feet to the point of beginning and containing 8.23 acres, more or less, and is described as Lot 3, according to a survey by John J. O'Connor, Surveyor, July 4, 1979.

EXCLUDING Lot 1 as described in Instrument No. 20190318-0024539, Register's Office Davidson County, Tennessee.

Being a portion of the same property conveyed to Danny George Sullivan and wife, Lisa Z. Sullivan by Warranty Deed from James E. Price and wife, Gloria Jane Price of record in Book 6370, page 265, Register's Office for Davidson County, Tennessee, dated August 27, 1984.

Being a portion of the same property conveyed to Danny George Sullivan and wife, Norma L. Sullivan by Quitclaim Deed from Lisa Z. Sullivan of record in Book 7560, page 680, Register's Office for Davidson County, Tennessee, dated May 24, 1988.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Being a portion of the same property conveyed to Danny George Sullivan by Quitclaim Deed from Norma Louise Sullivan of record in Book 8040, page 819, Register's Office for Davidson County, Tennessee, dated January 20, 1990.

Danny George Sullivan died November 13, 2018, his estate being administered through Davidson County Probate Court, Docket No. 18P2125 as to Muniment of Title only. A copy of the Last Will and Testament of Danny George Sullivan devising subject property to his wife, Patricia Walden Sullivan, being recorded in Instrument Number 20190206-0011425, in the Register's Office for Davidson County, Tennessee. See also, Order Admitting Will and Codicil to Probate without Administration and Closing Estate recorded as Instrument No. 20190206-0011424, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 8754 Poplar Creek Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 6th day of April, 2022

Patricia Walden Sullivan

PATRICIA WALDEN SULLIVAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Walden Sullivan, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of April, 2022.

ANDY MCQUISTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Commission expires:
My Commission Expires
September 2, 2024

Andy McQuiston
Notary Public