Karen Johnson Davidson County
Batch# 961221 DEEDWARR
01/13/2023 04:03:30 PM 4 pgs
Fees: $23.00 Taxes: $9,416.50
20230113-0003172

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 37476-12-2022**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,545,000.00. Claire H. Jenkins Affiant Subscribed and sworn to before me this 13th day of January, 2023. Alice J. Stewart Notary Public My Commission Expires: 7/26/25

ALICE J. STEWART NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES JULY 26, 2025

WARRANTY DEED

Address New Owner: Paul F. Soper, Trustee 5404 Sassafrass Place Brentwood, TN 37027	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 15901000100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William P. Dutton and wife, Darlene P. Dutton**, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Paul F. Soper, Trustee of The 5404 Sassafrass Trust, U/A dated December 14, 2022, with full power to purchase acquire, contract for sale and conveyance of, encumber, option, sell, grant, lease, rent, manage, administer, bargain, convey and otherwise deal with Trust Property, or any part thereof, without the necessity of joinder by Beneficiary** ("Grantee"), his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5404 Sassafrass Place, Brentwood, TN 37027, (also known as 5404 Sassafras Place)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors and assigns, forever.

And Grantosr covenant that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 13th day of January, 2023.

William P. Dutton

Darlene P. Dutton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William P. Dutton and Darlene P. Dutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of January, 2023.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Sassafras, of record in Book 5050, Page 91, Register's Office for said County, described as follows:

Beginning at an iron pin on Jefferson Davis Court, said iron pin being the Northwest corner of Lot No. 195, Tyne Valley Estates, Section 10, of record in Plat Book 3700, Page 136, Register's Office for said County; thence with East line of Lot No. 195 and the West margin of a 50' road access, South 22 degrees 23' 05'' West 375.74 feet to an iron pin, the Southeast corner of Lot No. 195, and the Northern line of Sassafras Subdivision, recorded in Plat Book 5050, Page 91; thence South 51 degrees 13' 53'' East 52.23 feet; thence South 43 degrees 26' 33'' East 15.39 feet to then center of a 40' private road; thence with the centerline of said road South 19 degrees 51' West 250.15 feet; thence South 38 degrees 03' West 156.36 feet; thence North 29 degrees 09' 30'' West 222.14 feet; thence North 49 degrees 09' 30'' West 76.93 feet; thence South 40 degrees 59' 30'' West 255.27 feet to the beginning point of Lot No. 2, Sassafras Subdivision; thence South 49 degrees 00' 30'' East 72.71 feet to an iron pin; thence North 79 degrees 28' 53'' East 412.13 feet to an iron pin in the Westerly margin of Galaxy Estates Subdivision, of record in Book 4175, Page 77, said Register's Office; thence Southerly along said Westerly line South 4 degrees 48' 24'' West 430.00 feet to a concrete monument; thence North 86 degrees 23' 41'' West 599.85 feet to an iron pin; thence North 3 degrees 36' 18'' East 203.09 feet to a point in the Westerly margin of a 40' private road; thence North 39 degrees 53' 00'' East 111.99 feet to a point in the Westerly margin of said private road; thence North 0 degrees 31' 23'' West 30.87 feet to an iron pin, being the Southwest corner of Lot No. 161, Tyne Valley Estates; thence North 10 degrees 43' 06'' East 106.83 feet to the point; thence South 49 degrees 00' 30" East 93.35 feet to the point of beginning, containing 5.07 acres according to a survey made by Michael V. Holmes & Associates.

Being the same property conveyed to William P. Dutton and wife, Darlene P. Dutton, by Warranty Deed from Richard John Davis and wife, Carla Miller Davis, of record in Book 9023, Page 706, in the Register's Office of Davidson County, Tennessee, dated July 21,1993 and recorded on July 23, 1993.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Plat Book 5050, Page 91, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in an instrument of record in Book 5481, Page 715, Register's Office for Davidson County, Tennessee.
4. Agreement and Maintenance of Sassafras Drive as more fully described in Instrument of record in Book 5481, Page 715, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law on 1/13/23

GEORGE E. MUDTER, JR.
Dated 1/13/23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Dated 1/13/23
Notary's Signature
My Commission Expires: 10/2/2023
Notary Seal:

