Karen Johnson Davidson County
Batch# 1023652 DEEDWARR
07/07/2023 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,772.30
20230707-0052040

THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF ~~Davidson~~ Sumner CH** The actual consideration or value, whichever is greater, for this transfer is **$479,000.00.** **Affiant** Subscribed and sworn to before me, this **6th day of July, 2023.** **Notary Public** **My commission expires:** _____ CHRISTINE HUTCHINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 4-23-2025

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Revocable Living Trust Agreement of Glenda M. Chapman, u/d/a March 21, 2007 and any amendments thereto **6600 Clarksville Pike** **Joelton, TN 37080**	**New Owner**	**01400009100** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Sarah Joy Pulley and Matthew Braden,** Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Revocable Living Trust Agreement of Glenda M. Chapman, u/d/a March 21, 2007 and any amendments thereto,** Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the Northerly margin of Clarksville Highway, US 41 -A, Tennessee 112,670.0 feet in an Easterly direction from the Northeast corner of Clarksville Highway and Douglas Road, thence North 6 degrees East 715.0 feet to an iron pin, thence South 79 degrees East 183.0 feet to an iron pin, thence South 6 degrees West 715.0 feet to a point in the Northerly margin of Clarksville Highway, North 79 degrees 00' West 183 feet to the point of beginning and containing 3.0 acres, more or less.

Being the same property conveyed to Sarah Joy Pulley and husband, Matt Braden by Warranty deed from Sherri Berry, Executor of the Estate of Dorothy I. A. Jakes of record in Instrument No. 20200407-0036767 Register's Office for Davidson County, Tennessee, dated April 03, 2020 and recorded on April 07, 2020. (Value of consideration shown in aforementioned deed $328,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **6600 Clarksville Pike, Joelton, TN 37080**.

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 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/our hand(s) this **6th day of July, 2023.**

Sarah Joy Pulley

Matthew Braden

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 6th day of July, 2023, before me personally appeared Sarah Joy Pulley and Matthew Braden, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 6th day of July, 2023.

Notary Signature
My commission expires: 5/20/2025

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

HE-2023-079

Tennessee Certification of Electronic Document

I, Christine Hutchinson, do hereby make oath that I am a licensed attorney and/or thecustodian 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 07/06/23 (date of document).

Affiant Signature

07/07/23

Date

State of **Tennessee**

County of **Sumner**

Sworn to and subscribed before me this 7th day of July, 2023

Notary Public

My Commission Expires:

JENNIFER MCEWEN
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2025

NOTARY'S SEAL