PLEASE RETURN TO:
WARRANTY TITLE INSURANCE CO
120 ANDERSON LANE
HENDERSONVILLE, TN 37075

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21805-RR

Karen Johnson Davidson County
Batch# 1072864 DEEDWARR
11/17/2023 09:42:28 AM 3 pgs
Fees: $18.00 Taxes: $1,255.04

20231117-0089647

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $339,200.00.

Affiant

Subscribed and sworn to before me, this the 16th day of November, 2023.

Notary Public
My Commission Expires: 11/19/2023

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jaron P. Sullivan 1144 Lock 4 Road Unit H3 Gallatin, TN 37066	New Owner JOHN P. SULLIVAN 1144 LOCK 4 ROAD UNIT H3 GALLATIN, TN 37066	016 00 0 009.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Richard W. Pewitt, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jaron P. Sullivan, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Property located in the 3rd Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 05-31-18, File Number 2-522, as follows:

Beginning at an existing iron rod having a Tennessee State Plane Coordinate of N:732785.44, E:1725785.84 located on the East margin of Lama Terra Drive and being the Northwest corner of Kenneth Ross (Book 10347, Page 1) and being Lot 14 of Ridgeview Estates - Section 2 (Book 6900, Page 181);

Thence with said Lama Terra Drive North 31 Degrees 20 Minutes 03 Seconds East a distance of 184.78 feet to an existing concrete monument;

Thence with a curve turning to the right with an arc length of 20.86 feet, with a radius of 25.00 feet, with a chord bearing of North 55 Degrees 12 Minutes 17 Seconds East with a chord length of 20.26 feet to an existing concrete monument;

Thence with a curve turning to the left with an arc length of 15.00 feet, with a radius of 50.00 feet, with a chord bearing of North 70 Degrees 30 Minutes 22 Seconds East with a chord length of 14.95 feet to an existing iron pipe and common corner to Jim Cunningham (Instrument Number 20011207-0135336) and being Lot 2 of Howerton's Two-lot subdivision Lama Terra Drive (Instrument Number: 20011207-0135336);

Thence with said Cunningham South 58 Degrees 41 Minutes 24 Seconds East a distance of 236.59 feet to an existing concrete monument at a fence corner post and common corner to Anita Krantz (Book 4644, Page 756);

Thence with said Krantz and with an existing fence South 86 Degrees 20 Minutes 49 Seconds East a distance of 896.54 feet to a fence corner post;

Thence passing a wooden fence post at 133.1 feet North 61 Degrees 30 Minutes 58 Seconds East a total distance of 178.30 feet to a set nail in the center line of Ivey Point Road near the center of a bridge, said nail having a Tennessee State Plane Coordinate of N:732864.78, E:1727166.22;

Thence with the center line of Ivey Point Road South 23 Degrees 26 Minutes 33 Seconds East a distance of 367.57 feet;

Thence South 08 Degrees 50 Minutes 40 Seconds East a distance of 178.62 feet;

Thence South 08 Degrees 41 Minutes 39 Seconds West a distance of 146.43 feet;

Thence South 21 Degrees 47 Minutes 27 Seconds West a distance of 589.54 feet;

Thence South 31 Degrees 14 Minutes 51 Seconds West a distance of 63.14 feet to a set nail in the center line of said road and common corner of Michael Krantz (Instrument Number 20120914-0083806);
Thence leaving the center of the road passing a fence post at 18.9 feet North 87 Degrees 58 Minutes 53 Seconds West a total distance of 673.11 feet to an existing iron rod at a metal fence post in the East line of Ronnie Felts (Book 7606, Page 151) and having a Tennessee State Plane Coordinate of N:731628.62, E:1726393.49; Thence with said Felts North 07 Degrees 26 Minutes 26 Seconds East a distance of 736.41 feet to an existing iron pipe;

Thence North 58 Degrees 35 Minutes 21 Seconds West a distance of 243.66 feet to an existing concrete monument being the Northeast corner of Kenneth Ross (Book 10347, Page 1);
Thence with said Ross North 58 Degrees 49 Minutes 00 Seconds West a distance of 578.66 feet to an existing iron rod which is the point of beginning, having an area of 1135216.0 square feet, 26.06 acres, more or less.

Being the same property conveyed to Richard W. Pewitt, by Quit Claim Deed from Joyce P. Barnett, Substitute Trustee of the William D. Pewitt and/or Sadie E. Pewitt Revocable Living Trust, of record in Instrument No. 20180807-0077379, in the Register's Office of Davidson County, Tennessee, dated August 06, 2018 and recorded August 07, 2018.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This is unimproved property located at: **Ivey Point Road, Nashville, TN 37072**.

This conveyance is made subject to 1) Property taxes for the year 2024, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of November, 2023.

GRANTOR:

Richard W. Pewitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Richard W. Pewitt, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of November, 2023.

Notary Public
My Commission expires: 5-9-2026

