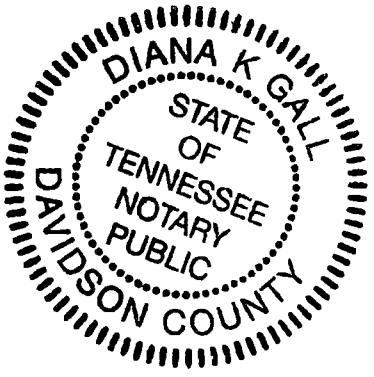
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,107,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **26TH** DAY OF **APRIL, 2024.**

Notary Public

MY COMMISSION EXPIRES: 9-6-26
(AFFIX SEAL)

Karen Johnson
Batch # 1129492
05/01/2024 10:32:54 AM
Fees: $13.00 Taxes: $4,097.75

Davidson County
DEEDWARR
2 pgs

20240501-0031728

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title - Esquire Division,
30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

File No.: ST24-030235

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Scott Harrington and Stephanie Doupnik	Pinnacle Bank	
(NAME) 838 Sutton Hill Drive	(NAME) 150 3rd Avenue South Suite 1000	118-10-0-012.00
(ADDRESS) Nashville, TN 37204	(ADDRESS) Nashville, Tennessee 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION ONE HUNDRED SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($1,107,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ADRIAN MICHAEL WILSON, AN UNMARRIED MAN AND RONALD LEONARD SANFORD, AN UNMARRIED MAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SCOTT ANDREW HARRINGTON AND STEPHANIE KAY DOUPNIK, 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 Lot No. 2 on the Plan of Resubdivision of Lots 16, 17, and portions of 15 and 18: Block "E", Battlefield Estates, Section Two, of record in Book 5190, Page 638, Register's Office for said County.

SAID Lot No. 2 fronts 110.02 feet on the northerly margin of Sutton Hill Road and extends back 230.54 feet on the easterly line and 220.29 feet on the westerly line to a dead line in the rear, measuring 109.92 feet thereon.

Being the same property conveyed to Adrian Michael Wilson, an unmarried man, and Ronald Leonard Sanford, an unmarried man, as tenants in common with the right of survivorship by Quitclaim Deed from Adrian Michael Wilson, dated 04/04/2016, of record in Instrument 20160407-0033553, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as **838 Sutton Hill Drive, Nashville, TN 37204**
(House No.) (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/our hand(s) this the **26th** day of **April, 2024**

Adrian Michael Wilson,
by Ronald Leonard Sanford, as Attorney-In-Fact

Ronald Leonard Sanford

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this **26th** day of **April, 2024,** before me, the undersigned, a Notary Public, for the State of Tennessee and County aforesaid, personally appeared **Ronald Leonard Sanford,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the **Attorney-In-Fact** on behalf of **Adrian Michael Wilson**, and to be the person whose name is subscribed to this instrument as the principal, and who, upon oath, acknowledged himself to be the person so authorized to do so, executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

WITNESS my hand and seal this 26th day of **April, 2024.**

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

I. Dyke Tatum
Notary Public

My Commission expires: **May 5, 2025**