Karen Johnson Davidson County
Batch# 1257586 DEEDWARR
04/08/2025 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $5,550.00
20250408-0026810

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 8 day of April, 2025.

Notary Public
My commission expires: 10/24/2028

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Aster Springs Tennessee, LLC	New Owner	**16900002300**
105 West Park Dr., Ste 410		
Brentwood, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

Robert P Pulliam, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aster Springs Tennessee, LLC, a Delaware Limited Liability Company

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, a portion of a tract described according to survey of Geo. W. Watkins, Surveyor, dated December 6, 1957, being more particularly described as follows:

Beginning in the center line of Hester Beasley Road; thence from center of said road, said point being the Southwest corner of the Carter Heirs' property: thence with Carter Heirs' line North 7 degrees 30 minutes East 542 feet to the Southeast corner of Fred King property; thence with said King's Southern boundary line North 88 degrees 30 minutes West 380 feet to a post; thence South 83 degrees West 121 feet to a post; thence South 87 degrees 30 minutes West 410 feet to the center of a Ridge Road; thence South 85 degrees West 362 feet to a post; thence South 8 degrees West 321 feet to a point; thence South 2 degrees West 360 feet to a post, being a sourwood stump; thence due East 142 feet to Zeb Baird's Northwest corner; thence with the said Baird's Northern boundary line North 89 degrees 30 minutes East 882 feet to the center of Hester Beasley Road, said center of said road being the Northern boundary line of the property conveyed to Zeb Baird by deed from Margaret Mays, as of record in Book 2489, Page 535, Register's Office for Dickson County, Tennessee; thence with the center of Hester Beasley Road to the Southwest corner of the Carter Heirs' property, being the point of beginning.

Being the same property conveyed to Robert P Pulliam, an unmarried man, by Warranty Deed from David Brado and Marissa Childers, dated October 27, 2021, of record in Instrument No. 20211029-0145287, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 8787 Hester Beasley Rd, Nashville, TN 37221.

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.

_____ Date: 4/7/25
Robert P Pulliam

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Robert P Pulliam, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of April, 2025.

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC

My Commission Expires 12.2.28

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian 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 4/7/2025 (date of document).

Jennifer Russell
Affiant Signature

4/3/2025
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8 day of April 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

