Karen Johnson Davidson County
Batch# 1260369 DEEDWARR
04/15/2025 04:13:30 PM 3 pgs
Fees: $18.00 Taxes: $462.50
20250415-0028883

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: 11-3-25

(AFFIX SEAL)

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-MB-25-309

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bull Enterprises, LLC	**New Owner**	
(NAME)	(NAME)	
1974 Union Hill Rd		**033-07-0-008.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEBRA K. PRESTON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BULL ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 22 on the Plan of Blair Manor Subdivision, as of record in Book 3300, page 32, described as follows:

Beginning at a point in the east margin of Fairbanks Road at the corner of Lots 21 and 22; thence with the line between said lots, easterly 272.51 feet to a point; thence northerly 183 feet to the southerly margin of Agee Road; thence with the margin of the same, westerly 199.74 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to the margin of Fairbanks Road; thence with the margin of the same, southerly 151.66 feet to the point of beginning.

Being the same property conveyed to Debra K. Preston and Dorothy D. Reavis by Warranty Deed from John Joseph Messina and wife, Sandra R. Messina of record in Book 8437, page 47, Register's Office for Davidson County, Tennessee, dated September 04, 1991 and recorded on September 06, 1991.

Being the same property conveyed to Debra K. Preston by Quitclaim Deed from Dorothy D. Reavis of record in Instrument No. 20101230-0104022 Register's Office for Davidson County, Tennessee, dated December 30, 2010 and recorded on December 30, 2010.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page 32, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **unimproved** property known as: **309 Fairbanks Road, Goodlettsville, Tennessee 37072**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15 DAY OF APRIL, 2025.

Debra K. Preston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEBRA K. PRESTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of April, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, John Gleaves, 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 April 15, 2025 (date of document).

Affiant Signature

Date: April 15, 2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15th day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6-8-27

