Karen Johnson Davidson County
Batch# 1280868 DEEDWARR
06/03/2025 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250603-0043572

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250450618

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $460,000.00.

Jacqueline K Shaia
Affiant

Subscribed and sworn to before me, this 2nd day of June, 2025.

Notary Public
My Commission Expires: 9/21/26

CAVAN MCCANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Marc A. Ferrell and Jacqueline Shaia 8024 Settlers Way Nashville TN 37221	New Owner	Tax Parcel ID No. 126 15 0A 007.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Scott G. Sullivant and wife, Christina R. Sullivant** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marc A. Ferrell, an unmarried man, and Jacqueline K. Shaia, an unmarried woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of PHASE ONE, BOONE TRACE AT BILTMORE of record in Plat Book 7900, Page 667, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Scott G. Sullivant and wife, Christina F. Sullivant, by Warranty Deed from Fox Ridge Homes, Inc., of record in Book 9571, Page 566, in the Register's Office of Davidson County, Tennessee, dated January 11, 1995 and recorded on January 17, 1995.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase One, Boone Trace at Biltmore, as recorded in Plat Book 7900, Page(s) 667.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary, Boone Farm at Biltmore, as recorded in Plat Book 6900, Page(s) 470.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9342, Page 312, as re-recorded in Book 9735, Page 931; Book 10032, Page 813; Book 10306, Page 817; Book 11455, Page 443; Instrument No. 20011119-0126832 and Instrument No. 20010717-0075902.

Easement recorded in Book 8975, Page 753.

Easement for Right of Way/Utilities, recorded in Book 8992, Page 62.

Easement for Cable Television System, recorded in Book 9665, Page 420.

Charter for Boone Trace Homeowners' Association recorded in Book 9607, Page 534.

This is improved property located at 8024 Settlers Way Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 2nd day of June, 2025.

Scott G. Sullivant

Christina R. Sullivant

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott G. Sullivant and Christina R. Sullivant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2025.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6|2|25.

Affiant Signature

6|3|25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3 day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12|16|25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY