Karen Johnson Davidson County
Batch# 1294396 DEEDWARR
07/07/2025 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,674.25
20250707-0053294

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th **DAY OF JULY, 2025.**

Notary Public

MY COMMISSION EXPIRES: 01/11/2026

(AFFIX SEAL)

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

07-NSH25-09785

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lance Sullivan 307 Seven Springs Way #402 Brentwood, TN 37027	New Owner	160-15-0D-069.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **George F. Wooten, Jr., an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Lance Sullivan, an unmarried man**, hereinafter called the Grantees, their successors 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 Unit No. 69, on the Horizontal Property Regime for St. Martin Square at Seven Springs Condominium, Phase II, as recorded in the Master Deed of record as Instrument No. 20060310-0028319, as supplemented in Instrument No. 20061109-0139692 and corrected by Instrument of Correction of record as Instrument No. 20080730-0077840 and as amended in Instrument No. 20090624-0058791, and as shown on plat recorded in Instrument No. 20060222-0020470, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George F. Wooten Jr., an unmarried man by Warranty Deed from Kimberly S. Pearse and David P. Pearse, wife and husband of record in Instrument No. 20210727-0101022 Register's Office for Davidson County, Tennessee, dated July 20, 2021 and recorded on July 27, 2021 and Scrivener's Affidavit recorded on November 21, 2024 and instrument No. 20241121-0091106

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **307 Seven Springs Way #402, Brentwood, TN 37027**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 2 day of July, 2025

George F. Wooten, Jr.

STATE OF Virginia

COUNTY OF Nelson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named George F. Wooten, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nelson County (CITY), Virginia (STATE), this 2nd day of ~~June~~ July, 2025.

Notary Public

My Commission Expires: Aug 31, 2025

GENNY M. HUFFMAN
NOTARY PUBLIC
Reg. # 361541
Commonwealth of Virginia
My Comm. Expires Aug. 31, 2025

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tiera Staggs, 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 July 2nd, 2025.

Custodian's Signature

7/7/2025
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of July, 2025.

Notary Public

MY COMMISSION EXPIRES: 01/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON