RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-31672-25

Karen Johnson Davidson County
Batch# 1302670 DEEDWARR
07/25/2025 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $8,325.00
20250725-0059076

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of July, 2025

NOTARY PUBLIC

My commission expires: _____

JENNIFER L. PENNELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON JUNE 23, 2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hudson Plachy and Kelly Plachy 5146 Stanford Dr. Nashville, TN 37215	Same address as new owner	131-13-0-029.00

FOR AND IN CONSIDERATION of the sum of TWO MILLION TWO HUNDRED FIFTY THOUSAND AND 00/100 Dollars ($2,250,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SAMUEL RILEY SELLS, III AND VICKI V. SELLS, HUSBAND AND WIFE**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **HUDSON PLACHY AND KELLY PLACHY, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lying and being in Davidson County, Tennessee, and being a portion of Lot No. 7 on the Revised Plan of Westwood, of record in Book 974, page 14, a revision of Book 974, page 6, Register's Office for Davidson County, Tennessee, described in accordance with survey of T & H Land Surveyors, dated March 5, 1980, as follows:

Beginning at a point lying on the easterly margin of North Stanford Drive at the common front corner of Lots No. 6 and 7 on the Plan of Westwood Subdivision as of record in Book 974, page 14, Register's Office for said County; thence leaving the said margin of North Stanford Drive, and running with the said common line of Lots No. 6 and 7, North 61 degrees 50 minutes East a distance of 492.84 feet to a point; thence leaving the said common line, South 4 degrees, 25 minutes, 45 seconds East a distance of 264.88 feet to a point lying on the common line of Lots No. 7 and 8 on the said plan of Westwood Subdivision; thence running with said common line, South 67 degrees, 59 minutes, 28 seconds West a distance of 414.15 feet to a point lying on the said margin of North Stanford Drive; thence running with the said margin around a curve, having a radius of 900.00 feet to the left, and distance of 200.00 to the point of beginning, containing 2.30 acres, more or less.

Being the same property conveyed to Samuel R. Sells, III, and wife, Vicki V. Sells, from William E. Powell, Sr., a married man, by Warranty Deed dated April 12, 1989 and recorded April 13, 1989 in Book

7816, page 710, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 5146 Stanford Drive, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 24th day of July, 2025

GRANTOR(S)

Samuel Riley Sells, III

Vicki V. Sells

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public, Samuel Riley Sells, III and Vicki V. Sells, husband and wife, 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 and seal, this the 24th day of July, 2025.

Notary Public

Bryant L Grantham

Printed Notary Name

My commission expires: 4-25-2029

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 24, 25 (date of document).

July 25, 25
Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this July 25, 2025.

Notary's Signature

My Commission Expires: _____

RACHEL K. WILKIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2026

Notary's Seal