This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1315403 DEEDWARR
08/27/2025 12:55:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20250827-0068644

New Owner:	**Send Tax Bill:**	**Map/Parcel**
BARRY WAYNE SULKIN, Trustee BARRY W. SULKIN REVOCABLE LIVING TRUST dated June 24, 2025 4443 Pecan Valley Rd Nashville, TN 37218	SAME	56-0-11 FB No. 13D-38760

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). [Exempt pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi)].

AFFIANT

Sworn to and subscribed before me this August 12, 2025.

Notary Public

MARIAH K. MEDLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

My Commission Expires

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, BARRY W. SULKIN, who is one and the same as BARRY WAYNE SULKIN, a widower, do hereby transfer and convey any and all interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to BARRY WAYNE SULKIN, Trustee of the BARRY W. SULKIN REVOCABLE LIVING TRUST, dated June 24, 2025.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, I covenant I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

I further covenant and bind myself, my heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever 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 August 12, 2025.

By: _____
BARRY W. SULKIN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARRY W. SULKIN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this August 12, 2025.

_____
NOTARY PUBLIC

My Commission Expires: _____

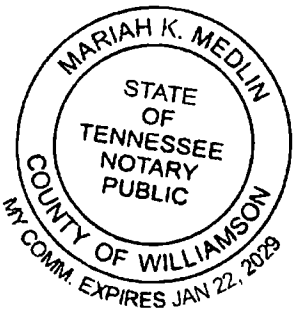


Exhibit A

Property Description

Said property is described to wit:

County, State of Tennessee, described as follows: LAND in Davidson County, Tennessee, described as follows, to wit: Located and situated in the 13th Civil District of Davidson County, Tennessee, and bounded and described as follows:
BEGINNING at a stone on top of ridge, being a joint corner of H. L. Cantrell and F. W. Roberts; thence North 58° West 13 poles; South 88° West 14 poles , South 67 1/2° West 12 poles; North 65 1/2° West 30 1/2 poles; North 14° West 14 poles; North 11 poles; North 71 1/2° East 11 1/2 poles; North 53° East 10 poles; North 7 1/2° East 20 poles; North 25° East 12 poles; South 88° East 12 poles; South 50 1/2° East 18 poles; South 66 1/2° East 42 poles to a stone a joint corner; thence South 26 1/2° West 39 poles to a beech tree in the hollow; thence South 45 1/2° West 20 poles to the beginning, containing 29.3 acres, more or less.

Being the same property conveyed to BARRY W. SULKIN and wife, MINDA LAZAROV, by Warranty Deed of record from THOMAS BENNETT and wife, BODIL BENNETT, in Deed Book 5369, Page(s) 491-492, Instrument No. F02650, Register's Office for Davidson County, Tennessee. MINDA LAZAROV passed away on October 7, 2011.

This Conveyance is subject to 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 may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 4443 Pecan Valley Road, Nashville, TN 37218.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 August 12, 2025 (date of document).

James M Adcox III
Signature

8/12/25
Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12 day of August 2025.

Anna Smith
Notary Public
My Commission expires: 1/22/2029

