Name and Address of New Owner:
Send Tax Bills:
Sam Tayyun and Linda Tayyun
100 Morningview Ct.
Madison TN 37115

This Instrument Prepared By:

Title Escrow of Robertson County, Inc.

215 Highway 76
White House, TN 37188

Map & Parcel No: 042 07 0 105.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Tracy Schulte, Authorized Signor for Edward Jones Trust Company, Trustee for the Barbara Ruth Saunders Revocable Trust**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sam Tayyun and Linda Tayyun, husband and wife** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 95A on the Plan of Madison Meade, Section Two "C" of record in Plat Book 8250, page 242, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Philip R. Saunders and wife, Barbara Saunders from William W. Gray and wife, Mamie E. Gray by Deed dated June 14th, 1971 and as of record in Book 4516, page 713, said Register's Office; further being the same property conveyed to Barbara Saunders from Philip R. Saunders and Barbara Saunders by Deed dated October 17, 2002 as of record in Instrument No. 20021018-0128433, said Register's Office; and being the same property conveyed to Barbara Ruth Saunders and her Successors in Trust, as Trustee of the Barbara Ruth Saunders Revocable Trust by Deed dated July 14, 2011 and as of record in Instrument No. 20110728-0057838. Also being a portion of the same property conveyed to Phillip R. Saunders et ux Barbara R. Saunders from Ervin M. Entrekin, Trustee by Deed dated September 9, 1977 and as of record in Book 5201, page 297, said Register's Office. The said Phillip R. Saunders having since died June 30, 2008 leaving the subject property vested in Barbara Saunders as the surviving tenant by the entirety. The said Barbara Saunders having since died testate November 11, 2023. Pursuant to the Last Will and Testament of Barbara Ruth Saunders, probated under Case No. 24P-488, Davidson County Probate Court, the subject property was devised to the Trustees of the Barbara Ruth Saunders Revocable Trust dated May 14, 2020.

TO HAVE AND TO HOLD said real estate unto the Grantees, their successors, heirs and assigns, forever in fee simple.

Karen Johnson Davidson County
Batch# 1324668 DEEDWARRSP
09/22/2025 11:32:30 AM 4 pgs
Fees: $23.00 Taxes: $1,630.04
20250922-0075507

This conveyance is subject to the following:

Any and all easements and minimum building setback lines of record. Restrictions of record in Book 4103, Page 620, Register's Office said County Gas line easement of record in Book 3493, page 166, said Register's Office. Utility easement of record in Book 3573, page 343, said Register's Office.

Any and all matters shown on the plat of record in Plat Book 8250, page 242, said Register's Office.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantees, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 16th day of September, 2025.

Edward Jones Trust Company, Trustee of
Barbara Ruth Saunders Revocable Trust

By: Tracy Schulte, Authorized Signor

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~ROBERTSON~~ St Louis

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Tracy Schulte as Authorized Signor for Edward Jones Trust Company, Trustee of the Barbara Ruth Saunders Revocable Trust, 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 and who further acknowledged that he/she is the * of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand this 16 day of September, 2025.

My commission expires: 10.30.2028

Notary Public

BRANDY CAIN
Notary Public, Notary Seal
State of Missouri
St. Louis County
Commission # 24568985
My Commission Expires 10-30-2028

STATE OF TENNESSEE
COUNTY OF ROBERTSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$440,550.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Sworn to and subscribed before me this 18th day of September, 2025.

Notary Signature
My commission expires:

4-22-29

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

202509220075507

CERTIFICATE OF AUTHENTICITY

I, Kathy Lee, 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 9/18/25.

Affiant Signature

Date: 9/18/25

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 18th day of September, 2025.

Notary Public

My commission expires: 12/19/28

CASSIE PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER