RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069

Karen Johnson Davidson County
Batch# 1331709 DEEDWARR
10/08/2025 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $6,068.00
20251008-0080329

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,640,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of Oct. 2025.

NOTARY PUBLIC

My commission expires:

CAROLINE SEVIER HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires 06-27-2026

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
Tyler Hadzinsky, Walter A. Hadzinsky and Shelle A. Hadzinsky, Trustees of the Hadzinsky Family Living Trust	Same address as new owner	103-04-0-488-00

FOR AND IN CONSIDERATION of the sum of ONE MILLION SIX HUNDRED FORTY THOUSAND AND 00/100 Dollars ($1,640,000.00) 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, **BERNARD J. SULLIVAN, IV AND ABIGAIL K. SULLIVAN, TRUSTEES OF THE 2023 SULLIVAN COMMUNITY PROPERTY TRUST DATED MAY 1, 2023**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **TYLER HADZINSKY, AN UNMARRIED MAN, AND WALTER A. HADZINSKY AND SHELLE A. HADZINSKY, TRUSTEES OF THE HADZINSKY FAMILY LIVING TRUST, AS JOINT TENANTS**, 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:

Being Lot No. 1 on the Plan of Final Plat of the Plan of West End Annex, Amendment Lot 89, of record in Instrument #20181219-0123345, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Bernard J. Sullivan, IV, and Abigail K. Sullivan, as Trustees of the 2023 Sullivan Community Property Trust created pursuant to instrument of revocable trust dated May 1, 2023, from Bernard James Sullivan, IV, and Abigail Katherine Sullivan, husband and wife, by Quitclaim Deed dated May 1, 2023 and recorded May 2, 2023 in Instrument #20230502-0032285, 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: 4209 Utah Avenue, Nashville, TN 37209.

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 3rd day of October, 2025

GRANTOR(S)

the 2023 Sullivan Community Property Trust dated May 1, 2023

By:_____
Bernard J. Sullivan, IV, Trustee

By:_____
Abigail K. Sullivan, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bernard J. Sullivan, IV and Abigal K. Sullivan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The 2023 Sullivan Community Property Trust, and any amendments thereto, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and seal, this the 3rd day of Oct. 2025.

_____
Notary Public
My commission expires: September 28, 2026

HELEN PONCHILLIA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES SEPTEMBER 28, 2026

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 October 3, 2025.

Date

Affiant Signature

10/3/2025

Date

State of Tennessee

County of Williamson

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

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

