**This Instrument Prepared By:**
Attorneys Title Company, Inc.
2927 Berry Hill Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 1334829 DEEDWARRSP
10/16/2025 12:17:30 PM 5 pgs
Fees: $28.00 Taxes: $2,775.00
20251016-0082429

**Name and Address of New Owner:**
John T. Philipose
102 Camden Court
Murfreesboro, TN 37128

**Send Tax Bills To:**
New Owner

**Map & Parcel No:** 162-00-0-042-00

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, the undersigned, **Dorothy Sudberry, Executor of the Estate of Martha P. Sudberry, Krystal Lynn Sudberry and Robert Lee Sudberry** (hereinafter collectively referred to as "Grantors") have bargained and sold and by these presents do hereby sell, give, transfer and convey unto **John T. Philipose** (hereinafter individually referred to as "Grantee"), and any heirs or assigns of the Grantee, certain land in Davidson County, State of Tennessee, being that same property described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD said Real Estate together with all the appurtenances, hereditaments, estate, title and interest thereunto belonging or in the anywise appertaining unto Grantee, and any heirs or assigns of the Grantee, forever. Grantors covenant with Grantee that Grantors are lawfully seized and possessed of said Real Estate in fee simple; that Grantors have good right and lawful authority to sell and convey the same; that the same is unencumbered, except for those liens, easements, encumbrances and exceptions listed in Exhibit B, attached hereto and incorporated herein by this reference; and Grantors do hereby covenant with Grantee that title to the Real Estate Grantors will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantors, but not further or otherwise.

**[Signatures appear on the following page.]**

IN WITNESS WHEREOF, the Grantors have executed this instrument this 14 day of October, 2025.

Dorothy Sudberry, Executor of the Estate of Martha P. Sudberry

Krystal Lynn Sudberry

Robert Lee Sudberry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Dorothy Sudberry, Executor of Estate of Martha P. Sudberry, the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she, in the capacity of Executor of the said Estate, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of October, 2025.

Notary Public
My Commission Expires: OCTOBER 4, 2027

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Krystal Lynn Sudberry, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of October, 2025.

Notary Public
My Commission Expires: OCTOBER 4, 2027

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert Lee Sudberry, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of October, 2025.

Notary Public
My Commission Expires: OCTOBER 4, 2027

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

## EXHIBIT A

### Legal Description

Land in the 5th (formerly the 7th Civil District) of Davidson County, Tennessee, described according to a survey made by Hickeron-Miller, Engineers, Surveyors, June 26, 1956, as follows:

BEGINNING on the northerly margin of Benzing Road at the intersection of the western boundary line of the property conveyed to Robert Harold Olsey and wife, by deed from I. W. Slayden and wife, of record in Book 2199, page 174, Register's Office for said County and the northerly margin of said Road; thence, with the northerly margin of said Road, North 78 deg. West 71 feet, South 81 deg. West 150 feet, South 58 deg. 30' West 150 feet and South 49 deg. West 150 feet to an old cedar tree; thence, with a fence in Briley and Thomas' eastern boundary line, North 3 deg. 15' East 537 feet to a stake at a locust post; thence, South 86 deg. 30' East 439 feet to a locust post; thence, South 1 deg. 45' West 337 feet TO THE BEGINNING.

Being all of the same property conveyed to Buford E. Sudberry and wife, Martha P. Sudberry by Deed dated February 15, 1985, from William Terry Manlove and wife, Brenda C. Manlove, of record in Book 6494, Page 15, Register's Office for Davidson County, Tennessee. The property was further conveyed to Martha P. Sudberry by Quitclaim Deed dated June 20, 1997, from Buford E. Sudberry, of record in Book 10504, Page 315, and further conveyed to Buford E. Sudberry and wife, Martha P. Sudberry by Quitclaim Deed dated March 25, 1999, from Martha P. Sudberry and Mark A. Ellmore, Jr., Trustee, of record in Book 11409, Page 489, said Register's Office.

Buford E. Sudberry died on October 20, 2008, leaving Martha P. Sudberry as the surviving tenant by the entirety. Martha P. Sudberry died testate on August 28, 2024, and the property was devised to Robert Sudberry (being one and the same person as Robert Lee Sudberry), and to Krystal Sudberry (being one and the same person as Krystal Lynn Sudberry), pursuant to the Last Will and Testament of Martha P. Sudberry, probated of record in Case No. 24P2257, in the Seventh Circuit (Probate) Court for Davidson County, Tennessee.

Title to the Property is vested in Robert Sudberry (being one and the same person as Robert Lee Sudberry), and to Krystal Sudberry (being one and the same person as Krystal Lynn Sudberry) as Devisees of the Estate of Martha P. Sudberry.

This Real Estate is more commonly known as 578 Benzing Road, Antioch, TN 37013.

## EXHIBIT B

### Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2026 and subsequent years, not yet due and payable. Map and Parcel 162-00-0-042-00. Current year taxes have been prorated between the parties and paid as part of closing.

3. Agreement for the Dedication of a Temporary Easement for Construction and Maintenance of a Private Sewer Service Line, Sewage Pumps, Ingress/Egress Purposes and Appurtenances, of record in Book 9687, page 606, Register's Office for Davidson County, Tennessee.

4. Temporary Construction Easement Agreement, of record in Instrument No. 20210503-0058744, Register's Office for Davidson County, Tennessee.

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**The actual consideration or value, whichever is greater, for this transfer is $750,000.00.**

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 14 day of October, 2025.

Notary Signature
My commission expires: OCTOBER 4, 2027

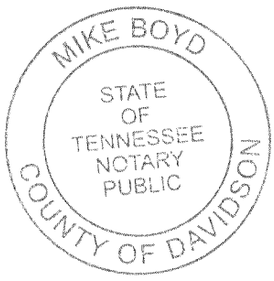
JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Jeff Benz, 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 the 14th day of October, 2025.

Date: October 16, 2025

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of October, 2025.




Notary Public
My commission expires: 5/9/2026