THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8924-WE

Karen Johnson Davidson County
Batch# 1335367 DEEDWARR
10/17/2025 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20251017-0082895

NATALIE A MCKEE
TENNESSEE NOTARY PUBLIC
My Comm Exp. October 20, 2026
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,850,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/20/2026

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brock Sturdivant	Northpointe Bank	
2210 Sharondale Drive	3333 Deposit Drive NE	117-02-0-033.00
Nashville, TN 37215	Grand Rapids, MI 49546	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Charles E Hebbel and Susan G Hebbel, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brock Sturdivant, a single man**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Sharondale Subdivision, of record in Plat Book 332, Page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 100 feet on the northeasterly side of Sharondale Drive, or Road, and runs back between parallel lines, along the northwesterly margin of a 50-foot private drive shown on said plan, which was conveyed to W. E. Whitmore, Jr., by deed from Bransford Realty Company, of record in Book 694, Page 157, 380 feet to the margin of the Tennessee Central Railroad.

Included in the above described property, but specifically EXCLUDED herefrom is the property conveyed to Mark Warner by Quitclaim Deed from Frances Chambliss, of record in Book 9797, Page 366, said Register's Office, being more particularly described as follows:

Land in Nashville, Davidson County, Tennessee, being part of Lot No. 11 on the Plan of SHARONDALE SUBDIVISION of record in Plat Book 332, Page 119, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning in the southerly right of way of I-440 at the original line between Lots 11 and 12 on said Plan; thence along said right of way South 49 deg. 40' 46" East, 26.66 feet; thence leaving said right of way and along a new line South 63 deg. 00' 00" West, 89.87 feet to the original line between said Lots No. 11 and 12; thence along said line, North 45 deg. 49' 35" East, 83.30 feet to the point of beginning, containing 1105 square feet, more or less.

TRACT 2:
Land in Nashville, Davidson County, Tennessee, being part of Lot No. 12 on the Plan of Sharondale Subdivision, of record in Plat Book 332, Page 119, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the north right of way of Sharondale Drive at the corner of Lots No. 11 and 12 shown on said Plan; thence leaving said right of way and along a new line North 41 deg. 17' 42" East, 55.14 feet; thence North 38 deg. 06' 43" East, 107.76 feet; thence North 63 deg. 00' 00" East, 63.74 feet to the original line of said Lots No. 11 and 12; thence along said line, South 45 deg. 49' 35" West 222.65 feet to the point of beginning and containing 1930 square feet, more or less.

TRACT 3:

Land in Davidson County, Tennessee, being a triangle shaped piece of land and being part of Lots No. 11 and 12 on the Plan of Sharondale Subdivision, of record in Plat Book 332, Page 119, Register's Office for Davidson County, Tennessee, and being further identified as follows:

Beginning in the southerly right-of-way of I-440 at a point in the northwest corner of the Frances Chambliss property as created by the Quitclaim Deed of record in Book 9797, Page 366, said Register's Office; thence with said right-of-way, North 49 deg. 37' 48" West, 31.4 feet (passing the original lot line at 26.66 feet) to a point; thence South 51 deg. 25' 38" West, 144.5 feet to a point; thence North 63 deg. 00' 19" East, 153.7 feet to the point of beginning.

Included in the above referenced descriptions but expressly excluded from this conveyance is that portion of property conveyed to the State of Tennessee by Final Judgment of record in Book 5711, Page 520, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles E. Hebbel and Susan G. Hebbel, husband and wife, from Jennifer C. Peters and Robert J. Kiger, wife and husband, by Warranty Deed dated October 30, 2020, recorded November 2, 2020, in Instrument No. 20201102-0127976, in the Register's Office of Davidson County, Tennessee.

R L Moore executes this document on behalf of Charles E. Hebbel, pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 202510170082893, in the Register's Office of Davidson County, Tennessee.

R L Moore executes this document on behalf of Susan G. Hebbel, pursuant to Power of Attorney recorded simultaneously herewith in Instrument No. 202510170082894, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **2210 Sharondale Drive, Nashville, TN 37215**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this the 16th day of October, 2025.

Charles E. Hebbel
by R L Moore Atty in Fact
Charles E Hebbel
BY: R L Moore, Attorney in Fact

Susan G Hebbel
by R L Moore Atty in Fact
Susan G Hebbel
BY: R L Moore, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named R L Moore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Charles E. Hebbel and Susan G. Hebbel,** as their Attorney in Fact, as the free act and deed of the within named Charles E. Hebbel and Susan G. Hebbel

Witness my hand and official seal this the 16th day of October, 2025.

My Commission expires 5-9-26

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tracey Perry
Notary Public

Certificate of Authenticity

I, Natalie McKee, 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 16, 2025.

Affiant Signature

10/16/2025
Date

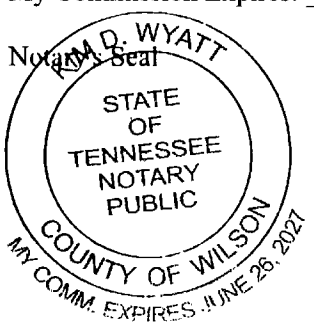
State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

My Commission Expires: 4/24/27

Notary's Seal



RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-25-2210