

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of November, 2025.

Notary Public

My commission expires: 7/2/29

Karen Johnson Davidson County
Batch# 1346435 DEEDWARR
11/14/2025 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20251114-0091066

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patricia Marilyn Hatcher and Kenneth R. Hatcher	**New Owner**	**133-07-0-103.00**
6619 Charlotte Pike		
Nashville, TN 37209		

FOR AND IN 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, WE,

The Heirs of Peggy Ann Sullivan, deceased, being: William Patrick Sullivan, Patricia Marilyn Hatcher, Angie Dee Cundiff, and Kari Sullivan Gray

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patricia Marilyn Hatcher and Kenneth R. Hatcher, wife and husband, as tenants by the entirety

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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Glencoe Acres, Section I of record in Book 1835, Pages 136, 137 and 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 28 fronts 79.4 feet on the westerly side of Mimosa Drive and runs back between lines measuring 207.3 feet on the northerly line and 225.7 feet on the southerly line to a dead line in the rear measuring 118.9 feet thereon.

Being all of the property conveyed to William P. Sullivan and wife, Peggy B. Sullivan, by deed from Fred J. Aylor and wife, Angela A. Aylor, of record in Book 3960, Page 874, Register's Office for Davidson County, Tennessee, dated November 15, 1965 and recorded on November 19, 1965. William P. Sullivan having died November 15, 2007, and title vested solely in Peggy B. Sullivan. Peggy B. Sullivan died June 6, 2025, her will having been probated as Case No. 25P-1750 Davidson County, Tennessee; title vested on her death in her surviving children: William P. Sullivan, Jr., Patricia Marilyn Hatcher, Angie Dee Cundiff, and Kari Sullivan Gray.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 1835, Pages 136-138, Register's Office for Davidson, Tennessee.
c. Restrictive covenants contained in an instrument of record in Book 2088, Page 534 and Book 2105, Page 633, Register's Office for Davidson County, Tennessee.
d. All other easements and restrictions of record.

M&H File #: **25-540**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 3325 Mimosa Drive, Nashville, TN 37211.

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 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 my/our hand(s) this 14th day of November, 2025.

The Heirs of Peggy Ann Sullivan:

By: _____
William Patrick Sullivan

By: _____
Patricia Marilyn Hatcher

By: _____
Angie Dee Cundiff

By: _____
Kari Sullivan Gray

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, William Patrick Sullivan, Patricia Marilyn Hatcher, Angie Dee Cundiff, and Kari Sullivan Gray, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2025.

_____
Notary Signature

My commission expires:



RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **25-540**

Certificate of Authenticity

I, Russell J. McCann, 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

NOV. 14 2025.

Date

Affiant Signature

November 14, 2025

State of TN
County of WILLIAMSON

Sworn to and subscribed before me this 14th day of November, 2025

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

My Commission Expires: 7/2/29
Date

Notary's Seal (if on paper)

M&H File #: **25-540**