20251383R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $420,000.00 Affiant Subscribed and sworn to before me, this the 16th day of December, 2025. Notary Public My commission expires: 3/21/2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 1362932 DEEDWARR
12/30/2025 11:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20251230-0103575

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Byron Terrell Sullivan and Dawn Ashley Siler-Sullivan	American Financial	**108-04-0B-036.00-CO**
3408 White Pine Drive	1133 Ocean Ave	
Nashville, TN 37214	Lakewood NJ 08701	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Michael McRae and Karen McRae, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Byron Terrell Sullivan and Dawn Ashley Siler-Sullivan, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 36, on the Plan of White Pine Estates, a Residential Planned Unit Development, of record in Instrument No. 20000713-0069319, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael McRae and Karen McRae, husband and wife by Warranty Deed from Jeffery Charles Wright and wife, Sherry Denise Wright of record in Instrument No. 20090522-0047641 Register's Office for Davidson County, Tennessee, dated May 19, 2009 and recorded on May 22, 2009.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 3408 White Pine Drive, Nashville, TN 37214.

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF 16th day of December, 2025:

Michael Mcrae by Charlie Peterson, attorney in fact
Michael McRae by Charlie Peterson, his Attorney-In-Fact

Karen Mcrae by Charlie Peterson, attorney in fact
Karen McRae by Charlie Peterson, his Attorney-In-Fact

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF WILLIAMSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Charlie Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Michael McRae and Karen McRae ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 16th day of December, 2025.

My Commission Expires: 7/25/29

Notary Public



I, Kirsten Virden, 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 12-16-25 (date of document).

Kirsten Virden

Affiant Signature

Date: 12-18-25

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

