Karen Johnson Davidson County
Batch# 1423292 DEEDWARR
05/20/2026 03:34:30 PM 5 pgs
Fees: $28.00 Taxes: $1,665.00
20260520-0045781

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Affiant

Subscribed and sworn to before me, this 20 day of May, 2026.

Notary Public
My commission expires: 10/24/2029

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Steve Crist *et ux* Suzanne Crist** | **NEW OWNER** | **16900014900** |
| **113 Montcastle Ct** | | |
| **Nashville, TN 37221** | | |

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 ACKNOWLEDGE, WE,

**Robert P Pulliam, unmarried**

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

**Steve Crist and wife, Suzanne Crist**

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:

**SEE ATTACHED EXHIBIT "A"**

Being a portion of the same property conveyed to Robert P. Pulliam, an unmarried man, by Warranty Deed from David Edward Brado and Marissa Joy Childers, husband and wife, dated January 14, 2022, of record in Instrument No. 20220126-0009633, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
Easements of record in Instrument No. 20000815-0080777, and Book 649, page 112, Register's Office for Davidson County, Tennessee.

Ingress/Egress and Underground Utility Easement of record in Instrument No. 20260520-0045567, Register's Office for Davidson County, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (_X_) unimproved (_____) property known as 0 Hester Beasley Rd, Lot 3, Nashville, TN 37221.

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 in 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.

Robert P Pulliam Date: 5/15/24

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Robert P Pulliam, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15 day of May, 2024.

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

NOTARY PUBLIC

My Commission Expires: 7/20/27

**EXHIBIT "A"**

BEING A TRACT OF LAND AS SHOWN ON PROPERTY MAP 169, ASSESSOR'S OFFICE OF DAVIDSON COUNTY, METROPOLITAN NASHVILLE, TENNESSEE. BOUNDED IN GENERAL BY HESTER BEASLEY ROAD, RUNYEON AND HAMM, GP, THE RONALD & LINDA SUE SIMMONS LIVING TRUST, THE RBF LIVING FAMILY TRUST ON THE EAST; HESTER BEASLEY ROAD ON THE SOUTH; ROBERT P. PULLIAM'S LOT 1 SUBDIVISION AND ROBERT P. PULLIAM'S REVISED TRACT 1 ON THE WEST; JOHN R. NANCE, JR., JESUS CHRIST FELLOWSHIP MINISTRIES AND THE RBF LIVING FAMILY TRUST ON THE NORTH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS BASED ON TENNESSEE STATE PLANE NORTH

COMMENCING AT AN EXISTING ½" WITNESS IRON PIN "CHAPDELAINE" IN THE EAST LINE OF ASTER SPRINGS TENNESSEE, LLC (REF. INSTRUMENT #20250408-026810 R.O.D.C.- PROPERTY MAP 16 PARCEL 23) THENCE WITH ASTER SPRINGS' EAST LINE S 10° 32' 31" W 28.37' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD; THENCE WITH THE CENTER OF SAID ROAD N 72° 18' 42" E 104.17' TO A POINT, THE TRUE POINT OF BEGINNING:

FROM THE TRUE POINT OF BEGINNING WITH THE COMMON LINE OF LOT 1 OF ROBERT P. PULLIAM SUBDIVISION AND THE ABOVE TRACT FOLLOWING THE CENTER OF SAID 30' NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT N 05° 17' 49" E 37.11' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 52° 53' 04" E 102.80' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 40° 30' 54" E 41.37' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 29° 34' 53" E 66.15' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 34° 11' 25" E 54.74' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 39° 20' 48" E 59.53' TO AN EXISTING MAG NAIL; THENCE N 25° 02' 17" E 62.71' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 14° 39' 04" E 90.34' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 09° 35' 43" E 85.26' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 17° 01' 38" E 68.12' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 13° 55' 50" E PASSING THE LOT 1 OF ROBERT P. PULLIAM SUBDIVISION AT 47.49' IN ALL 107.22' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE WITH ROBERT PULLIAM'S TRACT 1 (6.72 ACRES), N 24° 46' 07" E 114.78' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 45° 30' 53" E 107.08' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE LEAVING THE EASEMENT WITH A NEW LINE N 04° 00' 21" W 595.93' TO AN EXISTING ½" IRON PIN IN THE WEST LINE OF RUNYEON & HAMM (REF. INSTRUMENT# 20260227-0015733 R.O.D.C.- PROPERTY MAP 169 PARCEL 34; THENCE FIRST WITH RUNYEON & HAMM THEN WITH THE RONALD RUNYEON & LINDA SUE SIMMONS TRUST (REF. INSTRUMENT #20240925-0074454 R.O.D.C.- PROPERTY MAP 169 PARCELS 72 &35) WITH THE GRAVEL DRIVE / 30' EASEMENT S 28° 14' 52" E 49.25' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S 04° 52' 23" E 157.35' TO AN EXISTING ½ IRON PIN IN SAID GRAVEL DRIVE; THENCE CONTINUING WITH THE GRAVEL DRIVE / 30' EASEMENT S 02° 00' 42" E 83.69' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE FIRST WITH RUNYEON AND THEN WITH THE RBF FAMILY TRUST (REF. INSTRUMENT #20231127-0091455 R.O.D.C.- PROPERTY MAP 169 PARCEL 88); WITH THE GRAVEL DRIVE / 30' EASEMENT S 07° 43' 30" E 156.09' TO AN EXISTING ½" IRON PIN "CHAPDELAINE" IN THE GRAVEL DRIVE, THE NORTHWEST CORNER OF RUNYEON & HAMM GP. (REF. INSTRUMENT 20230117-003204 R.O.D.C.- PROPERTY MAP 169 PARCEL 86); THENCE S 00° 12' 22" E 118.14' TO AN EXISTING ½" IRON PIN "CHAPDELAINE" (LOCATED S 24° 10' 23" W 22.88' FROM AN EXISTING IRON PIPE) IN THE WEST LINE OF JOHN R. NANCE, JR. (REF. INSTRUMENT# 20190829-0087477 R.O.D.C.- PROPERTY MAP 169 PARCEL 76) AND THE CENTER OF A SECOND 30' NON-EXCLUSIVE INGRESS- EGRESS AND UTILITY EASEMENT; THENCE WITH NANCE'S WEST LINES AND THE CENTER OF AN OLD GRAVEL DRIVE / 30' EASEMENT, S 21° 14' 01" E 64.80' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S 24° 14' 01" E 64.80' TO AN EXISTING ½" IRON PIN (BENT), THE NORTHWEST CORNER OF JESUS CHRIST FELLOWSHIP (REF. INSTRUMENT# 20051227-015429- PROPERTY MAP 169 PARCEL 77); THENCE WITH THE FELLOWSHIP'S WEST LINE AND THE CENTER OF SAID DRIVE / 30' EASEMENT S 14° 33' 05" E 142.28' TO AN EXISTING P.K. NAIL, THE NORTHWEST CORNER OF THE RBF LIVING FAMILY TRUST (REF. INSTRUMENT# 20231127-0091455 R.O.D.C.- PROPERTY MAP 169 PARCEL 36); THENCE WITH RGF'S WEST LINES AND 30' EASEMENT, S 17° 29' 39" E 32.76' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S 39° 34' 17" E 67.29' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S 43° 00' 02" E PASSING AN EXISTING ½" WITNESS IRON PIN "CHAPDELAINE" (N:618949.89 E:1676936.65) AT 107.04' IN ALL 133.05' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD; THENCE WITH THE CENTER OF SAID ROAD WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA = 23°33'07" RADIUS =106.69' ARC = 43.86' CHORD = S 44° 46' 35" W 43.55' TO A POINT; THENCE S 56° 33' 08" W 94.41' TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA = 27°28'56" RADIUS = 368.04' ARC = 176.54' CHORD = S 42° 48' 39" W 174.85' TO A POINT; THENCE S 29° 04' 09" W 66.69' TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING THE FOLLOWING CHARACTERISTICS:

DELTA = 42° 30' 21" RADIUS = 284.03' ARC = 209.90' CHORD = S 51° 08' 27" W 205.15' TO A POINT; THENCE S 72° 18' 42" W 279.13' TO THE POINT OF BEGINNING, CONTAINING 5.04 ACRES, ACCORDING TO A SURVEY BY RANDOLPH L. CHAPDELAINE R.L.S. NO. 1444, 7376 WALKER ROAD, FAIRVIEW TENNESSEE 37062 AND DATED MARCH 18, 2026.

IN FAVOR OF AND SUBJECT TO THE ABOVE TRACT IS A NON-EXCLUSIVE 30' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING FROM HESTER BEASLEY ROAD THROUGH LOT 1 OF ROBERT P. PULLIUM SUBDIVISION AND TRACT 1 OF THE ROBERT P. PULLIAM PROPERTY AND THE ABOVE TRACT DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING ½" WITNESS IRON PIN "CHAPDELAINE" IN THE EAST LINE OF ASTER SPRINGS TENNESSEE, LLC (REF. INSTRUMENT #20250408-026810 R.O.D.C.- PROPERTY MAP 16 PARCEL 23) THENCE WITH ASTER SPRINGS' EAST LINE S 10° 32' 31" W 28.37' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD; THENCE WITH THE CENTER OF SAID ROAD N 72° 18' 42" E 104.17' TO A POINT, THE TRUE POINT OF BEGINNING OF AN EXISTING NON-EXCLUSIVE 30' INGRESS-EGRESS AND UTILITY EASEMENT AS RECORDED IN DEED BOOK 6491 PAGE 110 R.O.D.C:

FROM THE TRUE POINT OF BEGINNING WITH THE CENTER OF SAID 30' NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT (A) FOR THE FOLLOWING 10 CALLS TO N 05° 17' 49" E 37.11' TO AN EXISTING ½" IRON PIN "CHAPDELAINE; THENCE N 52° 53' 04" E 102.80' TO AN EXISTING ½" IRON PIN "CHAPDELAINE; THENCE N 40° 30' 54" E 41.37' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 29° 34' 53" E 66.15' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 34° 11' 25" E 54.74' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 39° 20' 48" E 59.53' TO AN EXISTING MAG NAIL; THENCE N 25° 02' 17" E 62.71' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 14° 39' 04" E 90.34' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 09° 35' 43" E 85.26' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 17° 01' 38" E 68.12' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 13° 55' 50" E PASSING LOT 1 OF ROBERT P. PULLIAM SUBDIVISION AT 47.49' IN ALL 107.22' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE WITH ROBERT PULLIAM'S REVISED TRACT 1 (6.72 ACRES), N 24° 46' 07" E 114.78' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 45° 30' 53" E 107.08' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 27° 07' 15" E 43.01' TO AN EXISTING ½" IRON PIN "CHAPDELAINE" IN THE WEST LINE OF JOHN R. NANCE, JR. (REF. INSTRUMENT # 20190829-0087477 R.O.D.C.- PROPERTY MAP 169 PARCEL 76); AND THE CENTER OF A SECOND 30' NON-EXCLUSIVE INGRESS- EGRESS AND UTILITY EASEMENT (B); THENCE CONTINUING WITH THE CENTER OF THE NON-EXCLUSIVE 30' INGRESS-EGRESS AND UTILITY EASEMENT (A), FIRST WITH NANCE AND THEN WITH RUNYEON & HAMM, GP, (REF. INSTRUMENT # 2023117-003204 R.O.D.C.- PROPERTY MAP 169 PARCEL 86) N 00° 12' 22" W 118.14' TO AN EXISTING ½" IRON PIN "CHAPDELAINE", THE SOUTHWEST CORNER OF THE RBF LIVING FAMILY TRUST (REF. INSTRUMENT# 20231127-0091455 R.O.D.C.- PROPERTY MAP 169 PARCEL 88); THENCE FIRST WITH THE RBF FAMILY TRUST AND THENCE WITH THE RONALD RUNYEON & LINDA SUE EVANS LIVING TRUST (REF. INSTRUMENT# 20240925-0074454 R.O.D.C.- PROPERTY MAP 169 PARCELS 35 & 72), N 07° 43' 30" W 156.06' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 02° 00' 42" W 83.69' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N 04° 52' 23" W 157.35' TO AN EXISTING ½" IRON PIN "CHAPDELAINE" IN RUNYEON AND HAMM, GP'S WEST LINE (REF. INSTRUMENT# 20260227-0015733 R.O.D.C.- PROPERTY MAP 169 PARCEL 34); THENCE N 28° 14' 52" W 49.25' TO AN EXISTING ½" IRON PIN "CHAPDELAINE".

FROM THE POINT OF BEGINNING OF THE NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT "B" WITH THE AFOREMENTIONED NANCE'S WEST LINES AND THE CENTER OF AN OLD GRAVEL DRIVE/ 30' EASEMENT, S 21° 54' 08" E 36.68' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S 21° 14' 01" E 64.80' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S 24° 14' 01" E 64.80' TO AN EXISTING ½" IRON PIN (BENT), THE NORTHWEST CORNER OF JESUS CHRIST FELLOWSHIP (REF. INSTRUMENT# 2010829-015429- PROPERTY MAP 169 PARCEL 77); THENCE WITH THE FELLOWSHIP'S WEST LINE AND THE CENTER OF SAID DRIVE / 30' EASEMENT S 14° 33' 05" E 142.28' TO AN EXISTING P.K. NAIL, THE NORTHWEST CORNER OF THE RBF LIVING FAMILY TRUST (REF. INSTRUMENT# 20231127-0091455 R.O.D.C.- PROPERTY MAP 169 PARCEL 36); THENCE WITH RGF'S WEST LINES AND 30' EASEMENT, S 17° 29' 39" E 32.76' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S 39° 34' 17" E 67.29' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S 43° 00' 02" E PASSING AN EXISTING ½" WITNESS IRON PIN "CHAPDELAINE" (N:618949.89 E:1676936.65) AT 107.04' IN ALL 133.05' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD.

# Certificate of Authenticity

I, Emma Kirkwood, 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 5/15/2026
Date

Affiant Signature

5/15/2026
Date

State of TN
County of Sumner

Sworn to and subscribed before me this 15 day of May, 2026.

Notary's Signature
My Commission Expires: 10/24/2028

Notary's Seal (if on paper)

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.