Karen Johnson Davidson County
Batch# 1429755 DEEDWARR
06/09/2026 11:03:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20260609-0051939

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 8 day of June, 2026.

Notary Public
My commission expires: 10/24/2028

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:
Dustin Marcellino	**NEW OWNER**	**P/O 16900003700**
1620 Coles Ferry Pk.		
Lebanon, TN 37087		

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

Dustin Marcellino, married

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:

(BEARINGS BASED ON TENNESSEE STATE PLANE NORTH)

BEGINNING AT AN EXISTING ½" IRON PIN "CHAPDELAINE" (N:619999.88 E:1676423.80) ON THE SOUTH RIGHT OF WAY OF STATE HIGHWAY 100 (33' FROM THE CENTER), THE NORTHEAST CORNER OF HARPETH VALLEY UTILITIES DISTRICT OF DAVIDSON AND WILLIAMSON COUNTY (REF. DEED BOOK 7738 PAGE 634 R.O.D.C.); THENCE LEAVING HARPETH VALLEY AND WITH THE SOUTH RIGHT OF WAY OF STATE HIGHWAY 100 WITH A CURVE TO THE LEFT HAVING THE FOLLOWING CHARACTERISTICS: DELTA=02 ° 48 ' 59 "; RADIUS=3853.00'; ARC=189.40'; CHORD= NORTH 79 ° 06 ' 33" EAST 189.38 FEET TO A POINT ON A BLUFF (WITNESSED BY A ½" IRON PIN "CHAPDELAINE" BEING S40°12'15"W 15.48' FROM THE POINT) AND BEING THE NORTHWEST CORNER OF RUNYEON & HAMM, GP (REF. INSTRUMENT# 20260227-0015733 R.O.D.C.- PROPERTY MAP 169 PARCEL 34; THENCE LEAVING STATE HIGHWAY 100 AND WITH RUNYEON & HAMM'S WEST LINES S00°46'06"W 39.80' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S33°36'19"E 116.80' TO THE CENTER OF A GRAVEL DRIVE (30' NON-EXCLUSIVE INGRESS-EGRESS AND UTILITY EASEMENT), THE NORTHWEST CORNER OF ROBERT PULLIAM'S REVISED TRACT 3; THENCE WITH A NEW LINE SEVERING ROBERT PULLIAM'S TRACT 1, S04°00'21"E 595.93' TO AN EXISTING ½" IRON PIN "CHAPDELAINE" IN THE AFOREMENTIONED GRAVEL DRIVE/ 30' NON-EXCLUSIVE INGRESS-EGRESS AND UTILTY EASEMENT; THENCE CONTINUING WITH THE GRAVEL DRIVE/30' EASEMENT, S45°30'53"W 107.08' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE S24°46'07"W 114.78' TO AN EXISTING ½" IRON PIN IN THE GRAVEL DRIVE AND 30' INGRESS-EGRESS AND UTILITY EASEMENT; THENCE WITH THE CENTER OF SAID DRIVE AND EASEMENT S13°55'50"W 59.73' TO A ½" IRON PIN SET THIS SURVEY; THENCE WITH A NEW LINE SEVERING ROBERT PULLIAM'S TRACT 2, N85°10'26"W PASSING A ½" IRON PIN SET THIS SURVEY AT 137.21' IN ALL 286.77' TO A ½" IRON PIN SET IN THE EAST LINE OF WILLIAM DODSON (REF. INSTRUMENT #20170316-0025949 R.O.D.C.- PROPERTY MAP 169 PARCEL 25); THENCE WITH DODSON'S EAST LINE N09°06'52"E 196.14' TO AN EXISTING ½" IRON PIN SET "CHAPDELAINE"; THENCE FIRST WITH DODSON AND THEN WITH HARPETH VALLEY UTILITY DISTRICT (REF. INSTRUMENT #20000310-0025144 R.O.D.C.- PROPERTY MAP 169 PARCEL 31) N09°06'52"E

135.63' TO AN EXISTING ½" IRON PIN "BSWC", THE SOUTHEAST CORNER OF A SECOND HARPETH VALLEY UTILITY DISTRICT TRACT (REF. DEED BOOK 7738 PAGE 634 R.O.D.C.- PROPERTY MAP 169 PARCEL 32); THENCE WITH THE SECOND TRACT'S EAST LINE N07°53'12"E 587.11' TO THE POINT OF BEGINNING, CONTAINING 6.72 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 30' INGRESS-EGRESS AND UTILITY EASEMENT RUNNING FROM HESTER BEASLEY ROAD THROUGH LOT 1 OF ROBERT PULLIUM SUBDIVISION TRACT 2 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.- PROPERT MAP 16 PARCEL 23) THENCE WITH ASTER SPRINGS' EAST LINE S10°32'31"W 28.37' TO A POINT IN THE CENTER OF HESTER BEASLEY ROAD; THENCE WITH THE CENTER OF SAID ROAD N72°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 FOR THE FOLLOWING 10 CALLS:

N05°17'49"E 37.11' TO AN EXISTING ½" IRON PIN "CHAPDELAINE; THENCE N52°53'04"E 102.80' TO AN EXISTING ½" IRON PIN "CHAPDELAINE; THENCE N40°30'54"E 41.37' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N29°34'53"E 66.15' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N34°11'25"E 54.74' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N39°20'48"E 59.53' TO AN EXISTING MAG NAIL; THENCE N25°02'17"E 62.71' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N14°39'04"E 90.34' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N09°35'43"E 85.26' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N17°01'38"E 68.12' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N13°55'50"E 107.22' TO AN EXISTING ½" IRON PIN "CHAPDELAINE", THE COMMON LINE OF ROBERT P. PULLIAM'S TRACT 3; THENCE WITH TRACT 3, N24°46'07"E 114.78' TO AN EXISTING ½" IRON PIN "CHAPDELAINE"; THENCE N45°30'53"E 107.08' TO AN EXISTING ½" IRON PIN "CHAPDELAINE".

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:

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, Tract 1, 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.

_____ Date: 6/8/24
Robert P Pulliam

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 8 day of June, 2024.

KEVIN CRISWELL
NOTARY PUBLIC
OF
TENNESSEE
NOTARY
PUBLIC
ROBERTSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 7/20/27

Tennessee Certification of Electronic Document

I, Kristen Traini, 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 6/8/2026 (date of document).

Affiant Signature

6/8/2026
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 8 day of June 2026.

Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

