Karen Johnson
Batch # 1438679
06/26/2026 03:33:34 PM
Fees: $13.00 Taxes: $1,783.40
Davidson County
DEEDWARR
2 pgs
20260626-0058183

Prepared By ~~& Return To:~~
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-2042

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-NR-26-676

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,000.00

Affiant

DANA DELAHOUSSAYE HEARTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2028

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of June, 2026

Notary Public

My Commission Expires: 05/03/28

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph Hiebert and Anne Reagan 678 Brewer Drive Nashville, TN 37211	DART BANK 368 S. PARK ST MASON, MI, 48854	147-14-0-131.00

WARRANTY DEED

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, I/WE,

Meagan Gurley Sullivan, sole heir of the estate of Cathleen Gurley

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Hiebert, and Anne Reagan, Tenants in Common with the Right of Survivorship

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:

H.

Land in Davidson County, Tennessee, being Lot No. 407 on the Plan of Candlestick Farms, Section Four of record in Plat Book 3600, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Cathleen Gurley by Warranty Deed from David Tapocsi and Christine Tapocsi, husband and wife of record in Instrument No. 20250522-0040520 Register's Office for Davidson County, Tennessee, dated May 21, 2025 and recorded on May 22, 2025. The said Cathleen Gurley died on or about January 20, 2026. Reference is made to the Affidavit of Heirship naming Meagan Gurley Sullivan as her sole heir, of record in Instrument No. _____-_____, in said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 678 Brewer 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, their heirs and assigns forever; and we so 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.

Dated this the 12th day of June, 2026.

Meagan Gurley Sullivan

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Hidalgo

On this 12th day of June, 2026, before me personally appeared Meagan Gurley Sullivan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of June, 2026.

Angelina D Lopez
Notary Signature
My commission expires: 9/12/2026

ANGELINA D LOPEZ
Notary ID #2249784
My Commission Expires
September 12, 2026