2026-0501

Name and Address of New Owner:
K. Thomas Sidwell
121 First Ave. S, Suite 200
Franklin, TN 37064

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-26040658

Map and Parcel: 140 00 0 054.00

Karen Johnson Davidson County
Batch# 1443111 DEEDWARR
07/07/2026 04:18:30 PM 4 pgs
Fees: $23.00 Taxes: $2,279.20
20260707-0061332

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elizabeth Ann Palmer, Trustee of The Karen Ann Surber Living Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **K. Thomas Sidwell**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Beginning at an iron pin found in the centerline of a 50' joint use ingress/egress and utility easement, being the northeast corner of Wyatt (Inst. No. 20220802-0088198) and the southeast corner of this property; thence with Wyatt N 82°38'17" W a distance of 997.13' to an iron pin found; thence with Buxahatchee, LLC (Inst. No. 20240926-0074816) N 07°19'05" E a distance of 299.64' to an iron pin found; thence with Sherrill (Inst. No. 00009778-00000305) S 82°40'09" E a distance of 659.69' to an iron pin found in the centerline of the 50' easement; thence with Downey (Inst. No. 20140807-0071214) and the centerline of the 50' easement the next two calls: S 42°09'34" E a distance of 146.59' to an iron pin found; thence S 40°31'59" E a distance of 52.45' to an iron pin found; thence with Downey (Inst. No. 20141022-0097559) and continuing with the centerline of the 50' easement the next two calls: S 40°31'59" E a distance of 150.81' to a point; thence S 40°20'37" E a distance of 101.88' to the point of beginning, having an area of 249103 square feet or 5.72 acres, more or less, according to a survey conducted by Elkins Surveying dated May 22, 2026.

Being the same property conveyed to Karen Ann Surber, an unmarried woman by Quitclaim Deed filed for record on April 9, 2013 in Instrument Number 20130409-0035199, of the Register's Office in Davidson County, Tennessee. The said Karen Ann Surber died on August 20, 2025, testate. See Probate Case 25P1891, Davidson County Seventh Circuit Court. Being the same property conveyed to The Karen Ann Surber Living Trust, dated January 23, 2001 by Executor's Quitclaim Deed filed for record on April 17, 2026 in Instrument Number 20260417-0031657, of the Register's Office in Davidson County, Tennessee.

This conveyance is subject to all matters including but not limited to restrictions as set forth in Book 9778, page 300; Joint Easement Agreement of record in Book 10472, page 36 and rerecorded in Book 10525, page 217; Declaration of Restrictive Covenant of record in Book 9763, page 737; all matters including but not limited to a 25 foot easement for ingress and egress and installation and maintenance of utilities as set forth in Book 9778, page 300; all matters including but not limited to an easement for guide wires for the installation of electric service as set forth in Book 9778, page 300; all matters including but not limited to a 50' joint use ingress, egress and public utility easement and an additional 15' public utility easement as set forth in Book 9778, page 300; all matters including but not limited to right in and to an established road to Poplar Creek road on parent tract as set forth in Book 8347, page 184 and Book 5461, page 731; all of the Register's Office for

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: 8692 Poplar Creek Road, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 6th day of July, 2026.

Elizabeth Ann Palmer, Trustee of The Karen Ann Surber Living Trust

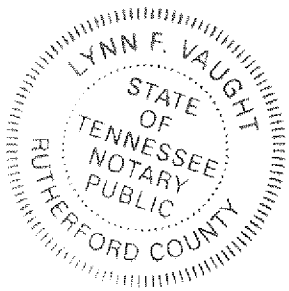
State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Elizabeth Ann Palmer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Trustee of The Karen Ann Surber Living Trust and that she as such Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th of July, 2026.

Notary Public
My Commission Expires: 2/21/2027



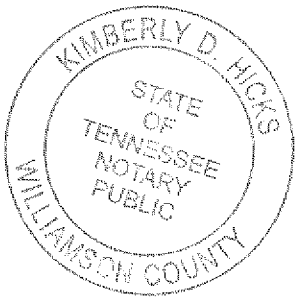
AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $616,000.00.

Affiant Signature

Subscribed and sworn to before me, this 6th day of July, 2026.

Notary Public
My Commission Expires: 12-1-29



CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 day of July, 2026.

K. Thomas Sidwell
Date: 7-6-26

STATE OF Tennessee

COUNTY OF Williamson

Sworn to and subscribed before me this 6 day of July, 20 26.

Notary Public
My Commission Expires: 12-1-29

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY