Karen Johnson Davidson County
Batch# 1455553 DEEDWARR
08/04/2026 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20260804-0071620

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755017**	STATE OF TENNESSEE COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $655,000.00. Affiant Subscribed and sworn to before me, this 31st day of July, 2026. B CORTEZ STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-19-2030 Notary Public My Commission Expires: 5/19/30

WARRANTY DEED

Address New Owner: Zackery M. Brown and Rachel A. Brown 7057 Cotton Blossom Lane Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ Midwest Bank Centre 2191 Lemay Ferry Rd St. Louis, MO 63125	Tax Information: Tax Parcel ID No. 155 03 0A 039.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephanie M. Sullivan and Michael Sullivan, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zackery M. Brown and Rachel A. Brown, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on THE PLAN OF ROLLING RIVER ESTATES, SECTION 1 of record in Plat Book 4860, Page 27, 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 Stephanie M. Sullivan and Michael Sullivan, wife and husband, by Warranty Deed from Jerremy Newsome, a married man, of record in Instrument No. 20210908-0120399 in the Register's Office of Davidson County, Tennessee, dated September 01, 2021 and recorded on September 08, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION I ROLLING RIVER ESTATES, as recorded in Plat Book 4860, Page(s) 27.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4892, Page 689.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4788, Page 950; as amended in Book 4871, Page 640.

Easement for Grant of Sewer Line, recorded in Book 10766, Page 44.

Charter for Rolling River Estates Homeowners Association recorded as Book 4892, Page 671.

By Laws for Rolling River Estates, Inc. Association recorded as Book 4892, Page 679.

This is improved property located at 7057 Cotton Blossom Lane Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2026.

Stephanie M. Sullivan

Michael Sullivan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephanie M. Sullivan and Michael Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2026.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

True Copy Certification

I, Yvette Meldrum, 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 July 31, 2026.

Signature

July 31, 2026

State of Tennessee

County of Williamson,

Sworn to and subscribed before me this 31 day of July, 2026.

Notary's Signature

My Commission Expires: 5/19/30

B CORTEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-19-2030