Karen Johnson Davidson County
Batch# 1467867 DEEDWARR
09/03/2026 12:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20260903-0081863

ELVIRA DEO
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/16/2029
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $355,000.00

Emma Newman
Affiant

Subscribed and sworn to before me, this 31st day of August, 2026.

Elvira Deo
Notary Public
My commission expires: 09/16/2029

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Terry E Walls and Sharon W. Stacey, Co-Trustees of the Terry E. Walls Residuary Trust dated January 31, 2022		**00400006400**
8385 Riley Adcock Rd	**NEW OWNERS**	
Joelton, TN 37080		

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,

Ann Sullivan, unmarried

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

Terry E Walls and Sharon W. Stacey, as Co-Trustees of the Terry E. Walls Residuary Trust dated January 31, 2022

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Final Plat of the Betty Darnell Property, a plat of which is of record in Plat Book 9700, Page 546, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Ann Sullivan, by Quitclaim Deed from Betty Darnell, as to a reserved life estate, dated May 8, 2024, of record in Instrument No. 20240513-0034868, in the Register's Office for Davidson County, Tennessee. Betty Darnell died August 12, 2024 thereby extinguishing her reserved life estate in subject property.

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 8385 Riley Adcock Rd, Joelton, TN 37080.

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.

Ann Sullivan Date: 5/31/24

Ann Sullivan

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Ann Sullivan, 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 31st day of August 2024.

NOTARY PUBLIC

My Commission Expires: 5/6/29

MARK B LEEDOM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/06/2029
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **08/31/2026** (date of document).

Jami K Averwater

Affiant Signature

08/31/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **31st** day of **August**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

