THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1478832 DEEDWARR
09/30/2026 09:41:30 AM 3 pgs
Fees: $18.00 Taxes: $3,059.90
20260930-0090197

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Timothy P. Sutphen and Sarah E. Sutphen 7996 Old Springfield Pike Goodlettsville, TN 37072	New Owner	012-00-0-032.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **William Anderson and Sherry Stinson**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Timothy P. Sutphen and Sarah E. Sutphen, husband and wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being a tract of land described according to a survey made by John Kohl and Company, dated November 15, 1985, as follows:

Beginning at a point in the easterly margin of Old Springfield Highway, the northwest corner of the property herein described and the southwest corner of the Davenport property; thence along said Davenport's southerly line in an easterly direction 355 feet, more or less; thence along a fence and the southerly right-of-way of the L & N Railroad, 437 feet, more or less, to a point; thence in a southwesterly direction along a fence, 402 feet, more or less, to the aforesaid margin of Old Springfield Highway; thence along said margin in a northerly direction 424 feet, more or less, to the point of beginning.

Being the same property conveyed to William Anderson, an unmarried man, and Sherry Stinson, an unmarried woman, tenants in common with right of survivorship, by Warranty Deed from David Campbell, of record in Instrument No. 20240521-0037880, filed on May 21, 2024, Davidson County Register of Deeds.

This property is commonly known as 7996 Old Springfield Pike, Goodlettsville, TN 37072*
*Note that a street address is not, and is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hands, this 29 **day of September, 2026**:

William Anderson

Sherry Stinson

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **William Anderson** and **Sherry Stinson,** the bargainors, 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 and official seal, this 29 day of **September, 2026:**

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 21, 2030

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$827,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 29 DAY OF **September**, **2026**:

Notary Public

My Commission Expires: _____

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 21, 2030

202609300090197

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 9-29-26 (date of document).

Date: 9-29-26

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 29th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires May 29, 2030