Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4647

Karen Johnson Davidson County
Batch# 254191 DEEDWARR
07/09/2019 02:51:30 PM 4 pgs
Fees: $23.00 Taxes: $1,276.50
20190709-0066850

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00

Affiant

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF PERRY

Subscribed and sworn to before me, this the 3rd day of July, 2019

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lori Jiroch, Rockwell Jiroch, Joseph Morris, and Joyce Morris 109 Andover Green Franklin, TN 37069	New Owners	155-03-0B-011.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Tyler N. Sullivan and Brittany S. Sullivan, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lori Jiroch and Rockwell Jiroch, husband and wife and Joseph Morris and Joyce Morris, husband and wife, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 11, River Park Estates, as shown on survey and plat appearing of record in Book 6250, pages 658 and 659; as corrected in Book 6785, page 427, Register's Office for Davidson County, Tennessee, to which plan and correction references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tyler N. Sullivan and Brittany S. Sullivan, husband and wife by Warranty Deed from John K. Folger, Jr. and spouse, Linnea Harrison Folger, dated July 19, 2017, recorded July 24, 2017, of record in Instrument No. 20170724-0074564, Register's Office for Davidson County, Tennessee.

This Instrument executed on behalf of Tyler N. Sullivan and Brittany S. Sullivan ("Principal's") by Christopher B. Butler pursuant to the Power of Attorney of record in Instrument Number ____201907090066848_____201907090066849___, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is ☒ improved or ☐ unimproved property located at: **7324 River Park Drive, Nashville, TN 37221**

.

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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 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. Whenever used, the singular number 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 3rd day of July, 2019.

GRANTOR:

Tyler N. Sullivan by Christopher B. Butler, his Attorney-In-Fact

Brittany S. Sullivan by Christopher B. Butler, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher B. Butler the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Tyler N. Sullivan and Brittany S. Sullivan ("Principals"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 3rd day of July, 2019.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

Notary Public
My Commission expires: 3-1-2023

EXHIBIT "A"
TO Warranty Deed
From: Tyler N. Sullivan and Brittany S. Sullivan
To: Lori Jiroch, Rockwell Jiroch, Joseph Morris, and Joyce Morris

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant- Christopher B. Butler

WITNESS my hand and seal at office this 3rd day of July, 2019.

Notary Public
My Commission Expires: 3-1-23

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

