**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 190721878**

Karen Johnson Davidson County
Batch# 275100 DEEDWARR
08/22/2019 10:20:45 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20190822-0084505

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $180,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of August, 2019.

Notary Public
My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES DECEMBER 15, 2021

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Anthony Cherry<br>414 Rosedale Ave #310<br>Nashville, TN 37211 | New Owner | Tax Parcel ID No.<br>091-05-0-033.00 |

**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, **Cynthia Pitt and Monica Armstrong and Marie Gruber and Joyce Schoenfeld and John Sullivan and Jean Y Locke, Individually as Heirs and devisees, and Monica Armstrong, as Executor of the Estate of Yvonne Claire Sullivan** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Anthony Cherry, single man**, ("Grantee"), his 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. 59, on the map of Moss Wood Subdivision, as shown of record in Book 2663, Page 102, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John M. Sullivan and wife, Yvonne Clare Sullivan, by Warranty Deed from Harry Bintley Trotter and wife, Billie Jean Trotter, dated March 1, 1968 and recorded March 6, 1968 in Book 4217, Page 96, Register's Office of Davidson County, Tennessee.

John M. Sullivan, now being deceased on June 27, 1991 in Davidson County, Tennessee.

Yvonne Clare Sullivan, now being deceased on December 18, 2016 in Davidson County, Tennessee.

Order for muniment of Title in Instrument No. 20180109-0002961, Register's Office of Davidson County, Tennessee.

Last Will and Testament of Yvonne Claire Sullivan in Instrument No. 20180109-0002962, aforesaid Register's Office.

Grantors warrant that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2663, Page 102, Register's Office for Davidson County, Tennessee.

This is improved property located at 754 Croley Drive Nashville TN 37209

**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 16th day of August, 2019.

Cynthia Pitt, Individually

Marie Gruber, Individually

Joyce Schoenfeld, Individually

John Sullivan, Individually

Monica Armstrong, Individually

Jean Y Locke, Individually

Monica Armstrong, Executor

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cynthia Pitt and Monica Armstrong and Marie Graber and Joyce Schoenfeld and John Sullivan and Jean Y Locke Individually as Heirs and devisees, and Monica Armstrong, as Executor of the Estate of Yvonne Claire Sullivan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of August, 2019.

Notary Public

My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
DECEMBER 15, 2021