TN1912582

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow, Corp.
2 Cadillac Drive
Brentwood, Tennessee 37027
P19-8994-PILK

Karen Johnson Davidson County
Batch# 301990 DEEDWARR
10/17/2019 08:54:57 AM 2 pgs
Fees: $13.00 Taxes: $1,905.50

20191017-0106332

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 515,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-13-2022

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD Exp. 4-13-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie Farrell	New	MAP
4811 Nevada Ave	Owner	PARCEL 091-15-0-315.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **The Estate of Thomas J. Sullivan**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melanie Farrell, Trustee of the Melanie's Real Estate & Trust Account, LLC Dated 07/19/19.**

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. 712 in Block No. 32 on the Plan of Charlotte Park Company's First Addition of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 712 fronts 60 feet on the Southerly side of Nevada, formerly Third Avenue and extends back Southwardly between parallel lines and along the Easterly margin of 49th Avenue North, formerly Eighth Street, 150 feet to an alley, on which it measures 60 feet.

Being the same property conveyed to Thomas J. Sullivan and Ruth L. Sullivan by Warranty deed from Margaret Harris Little and Agnes Harris Boyce of record in Book 4262, page 881, Register's Office for Davidson County, Tennessee, dated August 22, 1968 and recorded on August 23, 1968.

The said Ruth L. Sullivan having died January 25, 2004 leaving Thomas J. Sullivan surviving tenant by the Entirety. The said Ruth L. Sullivan and Ruth Isabelle Sullivan being one and the same person.

The said Thomas J. Sullivan having died April 11, 2019. The Last Will and Testament of Thomas J. Sullivan was admitted to probate in Davidson County, Tennessee, Probate Division, Docket No. 19P-894.
The said Thomas J. Sullivan and Thomas Joseph Sullivan being one and the same person.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **4811 Nevada Ave, Nashville, TN 37209.**

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. 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 my hand( ) this the 11th day of October, 2019.

The Estate of Thomas J. Sullivan

By: _____ executrix
Tracy A. Kyle, Executrix

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 **Tracy A. Kyle, Executrix of the Estate of Thomas J. Sullivan** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11th day of October, 2019.

My Commission expires: 11/3/20

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 11th day of October, 2019.

My Commission expires: _____

_____
Notary Public