Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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

File Number: 1-19-5682

Karen Johnson Davidson County
Batch# 333165 DEEDWARR
12/23/2019 10:09:02 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20191223-0132080

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of December, 2019

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES NOVEMBER 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jackie Hessian 4612 Arlington Street Loves Park, IL 61111	Same as new owner 4612 Arlington Street Loves Park, IL 61111	052 13 0 044.00

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, we, **Angela Sullivan, unmarried and Amber Hayes, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jackie Hessian, an unmarried woman and Christopher A. Hessian, an unmarried man, as Joint Tenants with Rights of Survivorship**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING part of Lot No. 46, on the Plan of Woodale Grove Annex, of record in Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Included, but expressly excluded is the following described property found in Deed of record in Book 4002, Page 755, said Register's Office and described as follows;

BEGINNING at a point, said point being the Northwest corner of Lot No. 46, said point being in the Southerly right-of-way line of Miami Avenue; thence Easterly along the present Southerly right-of-way line of Miami Avenue, 50 feet (erroneously shown as 300 feet on prior deed) to a point; said point being the Northeast corner of Lot No. 51; thence Southerly along the Easterly margin of Lot No. 51, 20 feet, more or less, to a point in the new proposed right-of-way line of Miami Avenue; thence Westerly along the new proposed Southerly right-of-way line of Miami Avenue, 300 feet to a point in the Westerly line of Lot No. 46; thence Northerly along the Westerly line of Lot No. 46, 27 feet, more or less, to the point of beginning.

Being the same property conveyed to Angela Sullivan and Amber Hayes, as joint tenants with full rights of survivorship by Warranty Deed from Dawn Parker and husband, Gary Parker, dated July 13, 2016 and recorded on July 19, 2016, of record in Instrument No. 20160719-0074457, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2628 Miami Avenue, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor 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 16th day of December, 2019.

GRANTOR:

Anglea Sullivan

Amber Hayes

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Anglea Sullivan and Amber Hayes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16th day of December, 2019.

Notary Public
My Commission expires: 9.24.22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY