This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
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TN BPR # 11639
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Karen Johnson Davidson County
Batch# 406324 DEEDWARR
05/27/2020 12:08:14 PM 2 pgs
Fees: $13.00 Taxes: $296.00

20200527-0054464

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Affiant

Subscribed and sworn to before me, this 26th day of May, 2020.

Notary Public
My commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
MEWKAT PROPERTIES, LLC 5221 HEATHROW HILLS BRENTWOOD, TN 37027	NEW OWNER	069-04-0 008.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Diana Yvette Wooten and Denise Sullivan Bradley, sole heirs at law of Betty Sullivan, deceased,** hereinafter referred to as Grantors, have bargained and sold, and does hereby transfer and convey to, **MewKat Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the Grantees, their successors 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. 5 of Block D on the Map of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for said County.

Said Lot No. 5 front 75.13 feet on the west side of Cedar Circle and runs back between lines 177.77 feet on the south line and 184.3 feet on the north line, to a deal line in the rear, on which it measure 75.13 feet.

Being the same property conveyed to Larry Sullivan and wife, Betty Sullivan by deed from Daisy Perry and Frances Yarbrough dated June 6, 1973, recorded July 20, 1973 of record in Book 4729, Page 898, Register's Office for Davidson County, Tennessee. Larry Sullivan having predeceased Betty Sullivan on December 23, 2003. Betty Sullivan having since died on March 23, 2020 leaving Diana Yvette Wooten and Denise Sullivan Bradley as her sole heirs at law.

See Affidavit as to Heirs of record in Instrument No. 20200527-0054463, Davidson County Register of Deeds.

This property is improved property known as 4011 Cedar Circle, Nashville, TN 37218.

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) building restrictions, and (5) 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, successors and assigns, forever. Grantor covenants with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24 day of May, 2020.

Diana Yvette Wooten

Diana Yvette Wooten

Denise Sullivan Bradley

Denise Sullivan Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Diana Yvette Wooten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 24 day of May, 2020.

Notary Public (SEAL)

My Commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Denise Sullivan Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, Tennessee, this 24 day of May, 2020.

Notary Public (SEAL)

My Commission expires: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON