Karen Johnson Davidson County
Batch# 411623 DEEDWARR
06/08/2020 03:01:50 PM 2 pgs
Fees: $13.00 Taxes: $324.12
20200608-0058656

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $87,600.00. Affiant Subscribed and sworn to before me, this 5 day of June, 2020. Notary Public My commission expires: 3/7/23

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Evan McCulty	NEW OWNER	043-14-0-157.00
115 Chatsworth Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Cynthia Sullivan, being the sole heir of Herman Sullivan, Jr.,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Evan McCulty

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot Nos. 3 and 4, Block B on the Plan of Yowell Place, of record in Book 974, page 61, Register's Office for said County. Said property fronts together 50 feet on the southerly margin of Old Hickory Boulevard and extends back between parallel lines, 227 feet to a dead line.

BEING the same property conveyed to Herman Sullivan, Jr., by deed from Allan B. Kennedy and wife, Deborah Kennedy, of record in Book 6111, Page 823, Register's Office for Davidson County, Tennessee; the said Herman Sullivan, Jr. having since died intestate on September 27, 2018, a resident of Davidson County, Tennessee, survived by

his sister, Cynthia Sullivan, his sole heir at law, as evidenced by an Affidavit of Heirship of record as Instrument No. 20181218-0122921, said Register's Office.

This is improved property known as **800 E. Old Hickory Blvd., Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 5th day of June, 2020.

Cynthia Sullivan

Cynthia Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Cynthia Sullivan, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 5th day of June, 2020.

Notary Public
My Commission Expires: 8-23-2023



SolomonParks File No. 20-000118-528