Karen Johnson
Batch# 423418
06/23/2020 08:49:40 AM
Fees: $13.00 Taxes: $1,026.75

Davidson County
DEEDWARR
2 pgs

20200623-0067268

COUNTY OF DAVIDSON — LEE A. COHEN — STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JUNE, 2020.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: May 2, 2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CAITLIN CUSTOM HOMES & REMODEL LLC	**SAME**	**083-04-0-103.00**
(NAME) **232 ANDERSON LANE**	(NAME)	
(ADDRESS) **HENDERSONVILLE, TN 37075**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, JUDY P. SULLIVAN, MARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CAITLIN CUSTOM HOMES & REMODEL LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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 the easterly 30 feet of the southerly 300 feet of Lot No. 27 and the westerly 50 feet of the southerly 300 feet of Lot No. 28 on the Plan of Rosebank Subdivision of the J. W. C. Church Tract, as of record in Plat Book 547, Page 48, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said parts of Lots Nos. 27 and 28 front together 80 feet on the northerly side of Carter Street and extend back between parallel lines 300 feet to dead line.

Being the same property conveyed to Judy P. Sullivan by deed from Judith Gail Batey, Executrix of the Estate of Albert E. Thompson, of record in Book 10594, Page 638, dated August 27, 1997, said Register's Office.

This conveyance is subject to matters shown on the plan of record in Plat Book 547, Page 48; Sanitary Sewer Easement of record in Book 4121, Page 447; and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office of Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.****

Unimproved ( )
This is improved(X) property, known as **2319 CARTER AVE., NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-SB-BLVE-20-2319

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; 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 16 day of June, 2020.

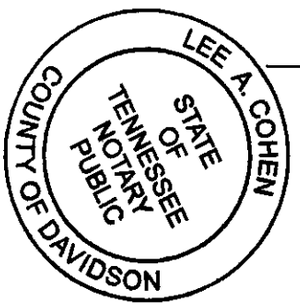
JUDY P. SULLIVAN

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 **Judy P. Sullivan**, the bargainor, 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.

Witness my hand and official seal at office, this 16 day of June, 2020.

My commission expires: **May 2, 2022**



Notary Public