Karen Johnson Davidson County
Batch# 479887 DEEDWARR
09/21/2020 11:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,004.18
20200921-0107952

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $271,400.00.

Affiant

Subscribed and sworn to before me, this 14th day of September, 2020.

Notary Public
My commission expires:

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2022

06-2007-77489

Address of New Owner:	Send Tax Bills to:	Tax Information:
Nicholas K. Giordano 5013 Bonnaside Drive Hermitage TN 37076	MORTGAGE INVESTORS GROUP 832D E. WALKER SPRINGS LN # 212 KNOXVILLE, TN 37923	075-13-0-095.00

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, **Nina L. Sullivan, Trustee, Sullivan Family Trust dated February 15, 2001, and Nina L. Sullivan, Trustee, Donald P. Sullivan Marital Trust U/A dated February 15, 2001**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Nicholas K. Giordano and Kaley E. Brown, husband and wife**, 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. 319, on the Plan of Section 4, Hermitage Hills, of record in Book 2900, Page 136, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donald P. Sullivan and wife, Nina L. Sullivan by deed from Mary Rosa Townes, dated April 25, 2008, recorded April 28, 2008, of record in Instrument No. 20080428-0042744, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Donald P. and Nina L. Sullivan, Trustees, or their successor in trust, under The Sullivan Family Trust, dated 2-15-2001, and any amendments thereto by Quitclaim Deed from Donald P. and Nina L. Sullivan, dated August 18, 2014, recorded August 18, 2014, of record in Instrument No. 20140818-0074516, Register's Office for Davidson County, Tennessee. The said Donald P. Sullivan having since died on September 1, 2019.

Also, being the same property conveyed to Nina L. Sullivan, Trustee, Donald P. Sullivan Marital Trust U/A dated February 15, 2001 by Quitclaim Deed from Nina L. Sullivan, Trustee, Sullivan Family Trust dated February 15, 2001, dated January 17, 2020, recorded January 23, 2020, of record in Instrument No. 20200123-0008500, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5013 Bonnaside Drive, Hermitage, TN 37076.

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. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our 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 14th day of September, 2020.

Nina L. Sullivan

Nina L. Sullivan, Trustee, of the Sullivan Family Trust dated February 15, 2001

Nina L. Sullivan

Nina L. Sullivan, Trustee, of the Donald P. Sullivan Marital Trust U/A dated February 15, 2001

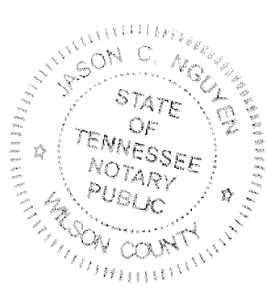
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Nina L. Sullivan, Trustee, Sullivan Family Trust dated February 15, 2001, and Nina L. Sullivan, Trustee, Donald P. Sullivan Marital Trust U/A dated February 15, 2001**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 14 day of September, 2020.

Notary Public
State of Tennessee at Large

My Commission expires: 5/1/21



True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022