Karen Johnson Davidson County
Batch# 484874 DEEDWARR
09/29/2020 07:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20200929-0111646

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2020.

Notary Public
MY COMMISSION EXPIRES: 3/23/2021
File No. G20-10313

STATE OF TENNESSEE NOTARY PUBLIC MELODY R. WILSON RUTHERFORD COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erin O'Hara Sullivan (NAME)	NEW Owner (NAME)	29-157
(STREET ADDRESS)	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Frank Billman and Margaret A. Billman, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erin O'Hara Sullivan, a married woman** HEREINAFTERCALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LANDIN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee, described as follows, to-wit:

Being a tract of land in the 1st Councilmatic District of Davidson County, Tennessee beginning at a point at the center of Forte Street, the northeast corner of John J. Vidale and wife Louise Vidale, as of record in Book 2201, Page 429, Register's Office for Davidson County, Tennessee, and being the southeast corner of the lot; Thence with Vidale's north line, passing a set of iron pins on the west right-of-way of Forte Road at 20.0 feet, N 88 degrees 17'48" W, a distance of 231.57' to an existing concrete monument in the north line of Vidale and at the corner of a six foot high chain link fence, being the interior corner of the property of the Davidson County Board of Education formerly Morny Elementary School, (now vacant); said concrete monument being located S 88 degrees 17'48" E a distance of 146.93' from a concrete monument at the corner of the same six foot high chain link fence; Thence N 01 degrees 32' 39" E, a distance of 356.29' to an existing concrete monument at the corner of a six foot high chain link fence and an interior corner to said Board of Education property; thence S 88 degrees 27' 37" E a distance of 230.78', passing an existing concrete monument in the west right-of:way of Forte Road at 210.78' at the corner of said six foot high chain link fence, to a point in the center of Forte Road thence with the center of said road S 01 degrees 25' 03" W a distance of 356.95' to the point of beginning, having an area of· 82,442.66 square feet, 1.89 acres more or less.

Being the same property conveyed to Frank H. Billman and wife, Margaret A. Billman by Deed dated September

5, 2009 from Anne C. Wierum, a single woman, recorded September 11, 2009, in Instrument Number 20090911-0085280, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3677 Forte Road, Nashville, TN 37080.

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.

Witness my/our hand(s) this 23rd day of September, 2020.

Frank Billman

Margaret A. Billman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2020, before me personally appeared Frank Billman and Margaret Billman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of September, 2020.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. ROSEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Jennifer Harris, 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 Tennessee

County of Rutherford

Personally appeared before me, Nick Peters, a notary public for this county and state, Jennifer Harris 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: 12-1-2020

Notary' Seal (if on paper)

NICK PETERS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY