This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8806-AP

Karen Johnson Davidson County
Batch# 505335 DEEDWARR
10/30/2020 01:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20201030-0126993

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of October, 2020.

Notary Public
My Commission Expires: 5/2/22

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Joshua John Stein 2113 Early Ave Nashville TN 37206	Community Mortgage Corporation 142 Timber Creek Drive Cordova, TN 38018	083-03-0-098

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Daniel J. Sullivan, a single person**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joshua John Stein, an unmarried man**, hereinafter called the Grantee(s), his/her/their heirs 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 part of Lots number 35 and 36 on the Plat of Potonoc, of record in Book 547, page 11, Register's Office for Davidson County, Tennessee, as follows:

Beginning on the northerly margin of Early Avenue at a point 44.0 feet west of the westerly margin of Porter Road; thence with the northerly margin of said Avenue westwardly 44.5 feet to the corner of Lots 34 and 35; thence with the line between said two lots northwardly 157.00 feet to the corner of Lots 25, 26, 34 and 35; thence with the line between Lots 26, 35, 27 and 36, eastwardly 65 feet 3 inches to a point 79 feet west of the westerly margin of Porter Road; thence southwardly 160.0 feet, more or less, to the beginning.

Being the same property conveyed to Daniel J. Sullivan, a single person, by deed from Toby A. Penner, unmarried, of record in Instrument No. 20061011-0126154, Register's Office for Davidson County, Tennessee, dated October 6, 2006 and recorded on October 11, 2006.

This is improved property located at: **2113 Early Avenue, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of October, 2020.

GRANTOR:

Daniel J. Sullivan

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel J. Sullivan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of October, 2020.



Mary Catherine Lewis
Notary Public
My Commission expires: 4/10/2024

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM