Karen Johnson Davidson County
Batch# 521098 DEEDQC
11/25/2020 10:57:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20201125-0138352

Prepared By:	Record and Return To:	Mail Tax Statements to:
Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525) P.O. Box 211031 Columbus, Ohio 43221	Placer Title Company 9087 Foothills Blvd. Suite 700 Roseville, CA 95747	Blake F. Sullivan and Lisa Sullivan 7139 Riverfront Drive Nashville, TN 37221

17-739175 Order Number: 20-105210-TN-R

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Blake F. Sullivan married to Lisa Sullivan,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Blake F. Sullivan and Lisa Sullivan, Husband and Wife,** whose address is 7139 Riverfront Drive, Nashville, TN 37221, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 461 on the Plan of Riverwalk, Phase 3A, as of record in Instrument 20041020-0126317, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20011105-0121083 amended in Instrument 20020424-0050565, 20040430-0049313, 20040506-0051985 and 20061214-0154502, said Register's Office; and

Subject to all matters appearing on the Plan of record in Instrument 20041020-0126317, said Register's Office; and

Subject to all other easements, restrictions and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 126130A37300CO
Street address of property: 7139 Riverfront Drive, Nashville, TN 37221

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20141231-0119389 in the Recorder's Office, Davidson County, Tennessee.

Signed this 30 day of October, 2020.

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Signature of Grantors:

Blake F. Sullivan

Lisa Sullivan

My Commission Expires
July 9, 2024

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 30 day of October, 2020, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Blake F. Sullivan and Lisa Sullivan, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Tennessee
County of Davidson } ss.

On this the 6 day of November, 2020, before me,
Day *Month* *Year*

John P Barton, the undersigned Notary Public,
Name of Notary Public

personally appeared Blake Lisa Sullivan,
Name(s) of Signer(s)

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

☐ personally known to me – **OR** –

☑ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

John P Barton
Signature of Notary Public

John P Barton

My Commission Expires
July 9, 2024

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Quit-Claim Deed

Document Date: 30 October 2020 Number of Pages: 3

Signer(s) Other Than Named Above:

©2018 National Notary Association

County Parcel Number: 126130A37300CO
Street address of property: 7139 Riverfront Drive, Nashville, TN 37221

Oath of Consideration

I or we Blake F. Sullivan the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $10.00.

Signed this 30 day of October, 2020.

Signatures of Affiant(s):

Blake Sullivan

Sworn and subscribed before me this 30 day of October, 2020.

John P Barton
Notary Public

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
July 9, 2024

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Tennessee
County of Davidson } ss.

On this the 30 day of October, 2020, before me,
Day Month Year

John P Barton, the undersigned Notary Public,
Name of Notary Public

personally appeared BLAKE F. SULLIVAN
Name(s) of Signer(s)

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

☐ personally known to me – **OR** –

☑ ~~proved~~ to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.

John P Barton
Signature of Notary Public

My Commission Expires
July 9, 2024

John P. Barton
Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

©2018 National Notary Association

True Copy Certification

I, Tara Reel, 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.

Tara Reel

Signature

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Placer)

On 2/7/19 before me, BL Thompson, Notary Public

personally appeared TARA Reel,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Notary Public Seal)

B. L. THOMPSON
Notary Public - California
Sacramento County
Commission # 2251746
My Comm. Expires Aug 25, 2022