Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 21020064

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF Tennessee }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Sharon G Sullivan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6 DAY OF April, 2021.

NOTARY PUBLIC

My Commission expires: 8.27.22

Address of New Owner
James W. Sullivan and
Sharon G. Sullivan
8572 Sawyer Brown Road
Nashville, TN 37209

Send Tax Bills To:
Same

Tax Information:
101-00-0-176.00

Karen Johnson Davidson County
Batch# 609379 DEEDWARR
04/07/2021 12:06:30 PM 3 pgs
Fees: $18.00 Taxes: $277.50
20210407-0045923

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Patrick Stephen Sullivan and Peggy Sullivan, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **James W. Sullivan and Sharon G. Sullivan, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land lying in the 8th Civil District of Davidson County, Tennessee, being Tract No. 2 of the William F. Sullivan subdivision, unrecorded, described as follows:

Beginning at an iron pin in the north margin of River Road being the southwest corner of the James W. Sullivan, et ux property; thence along said Sullivan property line North 20 degrees West 860 feet to an iron pin; thence South 52 degrees 30 minutes West 320 feet to an iron pin; thence South 25 degrees East 735 feet to an iron pin in the margin of River Road; thence along said road North 66 degrees East 240 feet to the point of beginning, containing 5.13 acres, more or less.

Being part of the same property conveyed to E. V. Sullivan and wife, Bessie Stephens Sullivan, by Warranty Deed from Bethel Goad and wife, Susie S. Goad, dated 03/28/1952 and recorded on 03/31/1952 at Book 2041, Page 55, Register's Office for Davidson County, Tennessee. E. V. Sullivan, aka Everette Vernon Sullivan, having since died on or about 06/04/1972 leaving Bessie Stephens Sullivan as the surviving tenant by the entirety. Further being part of the same property conveyed to William F. Sullivan and wife, Shirley Sullivan, with a life estate reserved to Bessie Stephens Sullivan, by Quitclaim Deed from Bessie Stephens Sullivan dated 08/11/1975 and recorded on 08/12/1975 at Book 4940, Page 932, RODCT. Bessie Stephens Sullivan's life estate terminated upon her death on 11/12/1978. Further being the same property conveyed to Patrick Stephen Sullivan and wife, Peggy Sullivan, by Quitclaim Deed from William F. Sullivan and wife, Shirley Sullivan, dated 06/06/1988 and recorded on 06/07/1988 at Book 7564, Page 671, RODCT.

This is property generally located:
7105 River Road Pike, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2021 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Agreement for Dedication of Public Utilities Easement of record in Instrument No. 20151029-0110034, said Register's Office.
3. Subject to the right of way of River Road Pike.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Patrick Stephen Sullivan and Peggy Sullivan** has/have caused this instrument to be executed, this the 6 day of April, 20 21.

Patrick Stephen Sullivan

Patrick Stephen Sullivan

Peggy Sullivan

Peggy Sullivan

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Patrick Stephen Sullivan and Peggy Sullivan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 6 day of April, 20 21.

My commission Expires: 8.27.22

NOTARY PUBLIC

DANA L. AUSTIN
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 6th day of April, 2021.

Notary's Signature

My Commission Expires: 2-5-2025

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

202104070045923