Karen Johnson Davidson County
Batch# 635811 DEEDWARR
05/13/2021 02:07:19 PM 2 pgs
Fees: $13.00 Taxes: $999.00

20210513-0064851

NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2024

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of May, 2021.

Notary Public

My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
McKenna B. W. Monk	new owner	105-14-0B-002.00-CO
2504 Elliott Avenue #102		
Nashville, TN 37204		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kathrine A. Neal, an unmarried woman

(hereinafter called the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto

McKenna ~~B.~~ W. Monk, an unmarried woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No.102 as specified on the Plat shown in the Master Deed, on the Plan of Elliott Avenue Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Elliott Avenue Condominiums, of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Elliott Avenue Condominiums, for placement of Units, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20050726-0087034, and as amended in Instrument No. 20050728-0088366, said Register's Office, for a more complete identification and description of such Unit.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-SBP-21-2304-102

SP 11/2015

Being the same property conveyed to Kathrine A. Neal, an unmarried woman by Warranty deed from Davina Lee Sprinkle, an unmarried woman of record in Instrument No. 20171106-0113721 Register's Office for Davidson County, Tennessee, dated November 03, 2017 and recorded on November 06, 2017. The said Kathrine A. Neal having since married and is n/k/a Kathrine Neal Sullivan; Mark Clayton Sullivan, Jr joins in this conveyance for any interest he may have in the subject property.

This is **improved** property known as **2304 Elliott Avenue #102, Nashville, TN 37204.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 the Grantor has hereunto executed this instrument on this the 11th day of May, 2021.

Kathrine Neal Sullivan

Mark Clayton Sullivan Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kathrine Neal Sullivan and Mark Clayton Sullivan Jr., the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11th day of May, 2021.

Notary Public
My Commission Expires: 9/29/21

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Lenders Title Company File No. 21-000295-525

SP 11/2015