RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2115619

Karen Johnson Davidson County
Batch# 644230 DEEDWARR
05/26/2021 10:52:16 AM 2 pgs
Fees: $13.00 Taxes: $2,923.00

20210526-0071272

WARRANTY DEED

JONATHAN RHYNE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

Matthew Nemer
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2021.

NOTARY PUBLIC

My commission expires: 9/21/24

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Sullivan and Elizabeth Sullivan 1313 5th Avenue North, Ste. 3 Nashville, TN 37208	Same address as new owner	082-09-0Y-006.00

FOR AND IN CONSIDERATION of the sum of Seven Hundred Ninety Thousand and 00/100 Dollars ($790,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **MATTHEW NEMER, AN UNMARRIED MAN, AND ABIGAIL WHITE, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JOHN SULLIVAN AND ELIZABETH SULLIVAN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. B6, and all common areas, as established in Declaration of Covenants, Conditions, and Restrictions for The Glenmary, a Horizontal Property Regime with Private Elements, of record in Instrument #20151120-0118122, and First Amendment recorded in Instrument No. 20171114-0116828 with plat attached as Exhibit "B," Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew Nemer, an unmarried man, and Abigail White, an unmarried woman, as joint tenants with rights of survivorship, from Nicole D. Piersiak, unmarried, by Warranty Deed dated June 28, 2018 and recorded July 2, 2018 in Instrument #20180702-0064094, said Register's Office.

The address of the herein described property is believed to be 1313 5th Avenue North, Suite 3, Nashville, TN 37208, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of

any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2021 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 24th day of May, 2021.

MATTHEW NEMER

ABIGAIL WHITE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Matthew Nemer and Abigail White, 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.

WITNESS my hand and seal, this the 24th day of May, 2021.

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

Notary Public

Jonathan Rhyne
Printed Notary Name

My commission expires: 9/21/24