Karen Johnson Davidson County
Batch# 666714 DEEDWARR
06/28/2021 12:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20210628-0087227

Name and Address of New Owner:
Joshua Roetger and Stephanie Graves
103 Holly Forest
Nashville, TN 37221

Send Tax Bills To:
Mortgage Investors Group
8320 E. Walker Springs Lane, Suite 200
Knoxville, TN 37923

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 142 08 0A 013.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michael T. Sullivan, also known as Michael Trent Sullivan, unmarried,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Stephanie Graves, an unmarried woman and Joshua Roetger, an unmarried man, as tenants in common with right of survivorship,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 13, Phase I, Coronada Town Home Condominiums, a horizontal property regime pursuant to the Tennessee horizontal property act as shown on the Plan of Record in Plat Book 4860, Page 26, Register's Office for said county to which source reference is hereby made for more complete details of description, together with the said apartments appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Michael T. Sullivan, by Quitclaim Deed from Elaine Hicks Sullivan, of record in Instrument No. 20030128-0011708, in the Register's Office of Davidson County, Tennessee, dated January 23, 2003 and recorded on January 28, 2003.

Being the same property conveyed to Michael T. Sullivan, Unmarried, and Elaine H. Hicks, Unmarried, as Joint Tenants with Right of Survivorship, not as Tenants in Common, by Warranty Deed from Dorothy Lane, Unmarried, of record in Book 11011, Page 750, in the Register's Office of Davidson County, Tennessee, dated June 29, 1998 and recorded on July 08, 1998 .

This is improved property known as 103 Holly Forest, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of June, 2021.

Michael T. Sullivan aka Michael Trent Sullivan by Aaron Matthew Sullivan, Attorney in Fact (SEAL)
Michael T. Sullivan, also known
as Michael Trent Sullivan,
by Aaron Matthew Sullivan, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Aaron Matthew Sullivan to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michael T. Sullivan, also known as Michael Trent Sullivan, and who acknowledged the execution of the same to be the free act and deed of Michael T. Sullivan, also known as Michael Trent Sullivan, under said Power of Attorney.

Witness my hand, this 25th day of June, 2021.

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

Leah Moore
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $339,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dana Park
(Affiant)

Sworn to and subscribed before me this
25th day of June, 2021.

Leah Moore
Notary Public
My commission expires:_____
File No. 2021-2685

LEAH MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2025

True Copy Certification

I, John A. Bell Jr., 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 TN

County of Davidson

Personally appeared before me, Leah Moore a notary public for this county and state, John A. Bell Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01-06-2025

Notary Seal (If on paper):

LEAH MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires