This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12521-AP

Karen Johnson Davidson County
Batch# 669778 DEEDWARR
07/01/2021 01:59:13 PM 2 pgs
Fees: $13.00 Taxes: $1,470.75

20210701-0089480

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $397,500.00.

Affiant

Subscribed and sworn to before me, this the 24th day of June, 2021.

Notary Public
My Commission Expires: _____

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/05/2025 DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jessica Lauren Sullivan Jeffrey Robert Richardi 416 Annapolis Circle Hermitage TN 37076	new owners	098-13-0A-042-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Kristi A. Gacke, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jessica Lauren Sullivan and Jeffrey Robert Richardi, wife and husband**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 42, Phase Two, Section Four, New Hope Point, a Planned Unit Development, according to survey and plat of same appearing of record in Plat Book 9700, page 874, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete and accurate description of said lot.

Being the same property conveyed to Kristi A. Gacke, unmarried by Warranty Deed from Babu Krishnasamy and wife, Naveena Kandasamy, dated April 29, 2016, recorded May 2, 2016, of record in Instrument No. 20160502-0042759, Register's Office for Davidson County, Tennessee.

This is improved property located at: **416 Annapolis Circle, Nashville, TN 37076**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #68-BMR-21416

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 23 day of June, 2021.

GRANTOR:

Kristi A. Gacke

Kristi A. Gacke

STATE OF ARKANSAS
COUNTY OF Pulaski

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kristi A. Gacke, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23 day of June, 2021.

Tracey Eatmon

Notary Public
My Commission expires: 12-16-2022

