Karen Johnson Davidson County
Batch# 676067 DEEDWARR
07/13/2021 03:34:30 PM 4 pgs
Fees: $23.00 Taxes: $629.00
20210713-0094333

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Erin O'Hara Sullivan
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2021.

Brandy Gomaz
NOTARY PUBLIC

My Commission Expires: 5-5-25

BRANDY GOMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 424 Church Street, Ste 1750, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Erin O'Hara Sullivan 3677 Forte Road Joelton, TN 37080	InterLinc Mortgage Services, LLC 305 E. Trinity Ln, Ste 102 Nashville, TN 37207	029-00-0-282.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

JUSTIN WAYNE ANDERSON, AUSTIN CODY SHORT AND RHONDA GAIL RAY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

ERIN O'HARA SULLIVAN, MARRIED

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

THE FOLLOWING REAL PROPERTY SITUATED IN THE 14TH DISTRICT, COUNTY OF DAVIDSON, AND STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A SPIKE IN THE CENTER OF THE JOHN FORTE ROAD, 54.5 FEET SOUTH OF THE SOUTHEAST CORNER OF MORNY SCHOOL LOT; THENCE SOUTH, WITH SAID ROAD, (S. 1° 30' W) 225 FEET TO A POINT IN THE CENTER OF SAID ROAD; THENCE, LEAVING SAID ROAD, S. 88° 30' E. 630 FEET TO A STAKE; THENCE N. 1° 30' E. 225 FEET TO A STAKE; THENCE N. 88° 30' W. 630 FEET TO THE BEGINNING, CONTAINING 3 ACRES, MORE OR LESS.

Being the same property conveyed to WILLIAM RUSSELL ANDERSON AND WIFE, JUANITA ORAND ANDERSON, by deed from FRANCES ORAND, of record in Book 2698, page 85, dated September 14, 1957, said Register's Office.

Being the same property conveyed to WILLIAM RUSSELL ANDERSON AND WIFE, JUANITA ORAND ANDERSON, by deed from FRANCES ORAND, A WIDOW, of record in Book 4800, page 587, dated March 12, 1974, said Register's Office.

WILLIAM RUSSELL ANDERSON died on or about December 5, 2005, leaving JUANITA ORAND ANDERSON the surviving tenant by the entirety. JUANITA ORAND ANDERSON died testate on or about March 6, 2020, devising said property to JUSTIN WAYNE ANDERSON, AUSTIN CODY SHORT and RHONDA GAIL RAY by will of record in Case No. 21P171 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Pursuant to the Order For The Sale of Real Property entered on May 27, 2021, in Case No. 21P171 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), approval by the Court has been granted for the sale of said property.

THIS IS NOT THE RESIDENCE OF THE GRANTORS, THEIR SPOUSES OR DEPENDENTS.

This improved property is known as 3666 Forte Road, Joelton, TN 37080.

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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.

Witness our hands this 12 day of July, 2021.

Justin Wayne Anderson

Austin Cody Short

Rhonda Gail Ray

Joining in the conveyance of subject property:

Estate of Juanita Estelle Anderson

By: _____
Malcolm Wane Arrington, Executor

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Justin Wayne Anderson, Austin Cody Short and Rhonda Gail Ray, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of July, 2021.

/Howard M. Skipworth
Notary Public

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

My commission expires:_____

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Malcolm Wayne Arrington, Executor of the Estate of Juanita Estelle Anderson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 12th day of July, 2021

/Howard M. Skipworth
Notary Public

My commission expires:_____

HOWARD M. SKIPWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Certificate of Authenticity

I, Brandy Gomaz, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-12-21.
Date

Brandy Gomaz
Affiant Signature

7-12-21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of July, 2021.

Notary's Signature

My Commission Expires: 07/24/2023
Date

HOUSTON L. LYLE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY