Karen Johnson Davidson County
Batch# 742000 DEEDWARR
10/22/2021 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,738.98
20211022-0142488

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Warranty Deed

Jill Neely
STATE OF TENNESSEE NOTARY PUBLIC
County of Davidson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $469,995.00

Affiant

Subscribed and sworn to before me, this the 15th day of October, 2021.

Notary Public

My commission expires: 01-06-2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Trishawna T. Quincy	New Owner(s)	172 03 0A 068.00
1001 Elmshade Lane	SAME	
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JONATHAN R. SULLIVAN AND LINDSEY B. SULLIVAN, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRISHAWNA T. QUINCY,** 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 Lot No. 68 on the Plan of The Woodlands Phase I Section I, of record in Plat Book 6900, Page (s) 498 and 499, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more Complete description of the property.

Being the same property conveyed to Jonathan R. Sullivan and Lindsey B. Sullivan, Husband and Wife by Warranty Deed from Greg Stephenson and Jennifer Stephenson, Husband and Wife, of record in Instrument No. 20140627-0056356, in the Register's Office of Davidson County, Tennessee, dated June 24, 2014 and recorded on June 27, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1001 Elmshade Lane, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of October, 2021.

Jonathan R. Sullivan

Lindsey B. Sullivan

STATE OF Maryland
COUNTY OF Baltimore City

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jonathan R. Sullivan and Lindsey B. Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14 day of October, 2021

Notary Public

My Commission Expires: July 21, 2024

REBECCA COLLEEN KOPERNA
NOTARY PUBLIC
BALTIMORE CITY, MD

REBECCA COLLEEN KOPERNA
Notary Public, State of Maryland
City of Baltimore
My Commission Expires July 21, 2024

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a licensed attorney and/or 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 10/14/2021.

Date

Affiant Signature

10/14/2021
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of October, 2021.

Notary's Signature

My Commission Expires: 1/3/23
Date

Notary's Seal (if on paper)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON