Karen Johnson Davidson County
Batch# 759218 DEEDWARR
11/22/2021 03:05:01 PM 2 pgs
Fees: $13.00 Taxes: $259.00
20211122-0154960

WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2021

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-14-2023

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark A. Stolworthy	Same	168-00-0-250.00
(NAME) 1120 Natchez Valley Ln.	(NAME)	
(ADDRESS) Franklin, TN 37064	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Reedy Alexander Sullivan, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark A. Stolworthy and Kari W. Stolworthy, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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, described as follows:

Beginning at a stake in the northerly margin of the right of way of 100 Highway, said stake being 39 feet east of Lampley's southeast corner; thence with the northerly margin of Highway 100, easterly 220 feet 6 inches to a stake in the north margin of said Highway 100; thence northerly 144 feet to a white oak in Allison's fence line; thence west with said fence line and continuing past corner of same, 211 feet to a hickory bush 15 feet east of center of a spring branch; thence south 112 feet to the point of beginning.

Being the same property conveyed to Reedy Alexander Sullivan by Warranty Deed from Alex Allison, dated July 31, 1989, of record in Book 7908, page 953, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Larry Thomas Allison by Quitclaim Deed from Reedy Alexander Sullivan, dated November 18, 1993, of record in Book 9252, page 195, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Reedy Alexander Sullivan by Quitclaim Deed from Larry Thomas Allison, dated October 19, 2003, of record in Instrument No. 20060606-0066574, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as Highway 100, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I do covenant with the said GRANTEES that I am 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 myself, my 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. 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.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; Right of way of Highway 100; Any matters that would be revealed by an accurate survey; all of record in the Register's Office for Davidson County, Tennessee.

Witness my/our hands this 17th day of November, 2021.

Reedy Alexander Sullivan
By: Jill Caldwell, his Attorney-in-Fact

Reedy Alexander Sullivan
By: Jill Caldwell, his Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jill Caldwell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged to be the Attorney-in-Fact for Reedy Alexander Sullivan, the within named bargainor, and that she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Reedy Alexander Sullivan, the within named bargainor by the said Jill Caldwell as Attorney-in-Fact.

Witness my hand and official seal at Franklin, Tennessee, this 17th day of November, 2021.

Notary Public

My Commission Expires:

