This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 773530 **DEEDWARR**
12/14/2021 12:52:20 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20211214-0165210

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $575,000.00.

Affiant

Subscribed and sworn before me this the 17th day of December, 2021.

Notary Public
My commission expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Olivia Alkire	New Owner	091-06-0 361.00
5509 B Louisiana Ave		
Nashville, TN 37209		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY SULLIVAN AKA TIMOTHY W. SULLIVAN AND BRIDGET R. SULLIVAN FKA BRIDGET R. GROSS, husband and wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **OLIVIA ALKIRE AND MEGAN ALKIRE,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1418, Block 22, on the Plan of Plan No. 2 of West Nashville, of record in Plat Book 57, Page 172, 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 Timothy Sullivan aka Timothy W. Sullivan and Bridget Gross aka Bridget R. Gross by Warranty Deed dated 06/13/2014, from GMAT Holdings GP, of record in Instrument Number 20140620-0054015, Register's Office for Davidson County, Tennessee.

(Value or consideration shown in aforementioned deed $291,900.00.)

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5509 B Louisiana Ave, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

TWS BS FKA BG, by TS, AIF

Witness my hand this the 10th day of December, 2021.

Timothy Sullivan aka Timothy W. Sullivan

Bridget Sullivan FKA Bridget Gross by Timothy Sullivan her Attorney-in-Fact

Bridget R. Sullivan fka Bridget R. Gross by Timothy Sullivan, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Timothy Sullivan aka Timothy W. Sullivan**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of December, 2021.

My commission expires: 9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 10th day of December, 2021, before me, the undersigned Notary Public in and for said County and State, personally appeared **Timothy Sullivan** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bridget R. Sullivan fka Bridget R. Gross, by Specific Power of Attorney dated December 7, 2021, and who acknowledged that he executed the same as the free act and deed of Bridget R. Sullivan fka Bridget R. Gross.

Witness my hand and official seal this 10th day of December, 2021.

My Commission Expires: 9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY