Karen Johnson Davidson County
Batch# 819980 DEEDWARR
03/11/2022 08:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220311-0028212

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2022.

Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G22-15301

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Calvin Gregory Stewart (NAME)	Interline Mortgage Services, LLC (NAME)	109-5-D-50 CO
1736 Lincoya Drive (STREET ADDRESS)	305 East Trinity Lane, 102 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37207 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Mark Sullinger and Dana Sullinger, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Calvin Gregory Stewart, an unmarried man**, 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:

Situated in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 1736 in The Cottages at Williams Bend, a Private Element Horizon Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Regime with Private Elements, of record in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mark Sullinger and Dana Sullinger, husband and wife and Matt Sullinger, a single man as Joint Tenants with right of survivorship by Deed dated August 22, 2012 from First Horizon Home Loans, a division of First Tennessee Bank National Association, recorded September 11, 2012, in Instrument Number 20120911-0082217, Register's Office of Davidson County, Tennessee. Being the same property conveyed to Mark Sullinger and Dana Sullinger, husband and wife by QuitClaim Deed from Matt Sullinger recorded in Instrument #20220311002821 1, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1736 Lincoya Bay Drive, Nashville, TN 37214.

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.

Witness my/our hand(s) this 1st day of March, 2022.

Dana Sullinger

Mark Sullinger

STATE OF Missouri
COUNTY OF Christian

On this 1st day of March, 2022, before me personally appeared Dana Sullinger and Mark Sullinger, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of March, 2022.

Notary Signature
My commission expires:

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

JACOB LEONARD FOX
My Commission Expires
July 24, 2023
Christian County
Commission #19384715

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 3/01/2022 (date of document).

Affiant Signature

3/3/2022
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 3rd day of March 2022.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY