Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-676

Karen Johnson Davidson County
Batch# 832284 DEEDWARR
03/31/2022 11:33:30 AM 3 pgs
Fees: $18.00 Taxes: $3,274.50
20220331-0037464

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of March, 2022

Notary Public

Commission Expires: _____

KAYLAN GILBERT
TENNESSEE NOTARY PUBLIC
My Comm Exp. 5/24/2025
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
MJA Duplex LLC 402 Cleveland Street #5 Nashville, TN 37207	Sumner Bank and Trust 250 West Broadway Gallatin, TN 37066	082-07-0M-005.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Kristen Sullivan, a married woman,

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MJA Duplex LLC, a Tennessee Limited Liability Company

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, being Unit 5 on the Plan of The Hendrix, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for The Hendrix, as set forth in Exhibit "B" of record in Instrument No. 20200128-0010264, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to The 829 LLC, A Tennessee Limited Liability Company by Warranty deed from James M. West and wife, Valorie West of record in Instrument No. 20180801-0075459 Register's Office for Davidson County, Tennessee, dated July 27, 2018 and recorded on August 01, 2018.

Being the same property conveyed to Kristen Sullivan by Warranty deed from The 829 LLC, A Tennessee Limited Liability Company of record in Instrument No. 20220214-0016870 Register's Office for Davidson County, Tennessee, dated January 31, 2022 and recorded on February 14, 2022.

Wesley Goldberg is hereby joining in on the conveyance of this document to convey any and all maritial rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 402 Cleveland Street, #5, Nashville, TN 37207

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 so 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. 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.

Dated this the 10th day of March, 2022.

Kristen Sullivan

Wesley Goldberg

STATE OF ~~TENNESSEE~~ UTAH
COUNTY OF ~~WILLIAMSON~~ Salt Lake

On this 4th day of March, 2022, before me personally appeared Kristen Sullivan and Wesley Goldberg, 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 10th day of March, 2022.

Notary Signature
My commission expires: Sept 13, 2022

KRISTEN VANCE
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 702305
COMM. EXP. 09-13-2022

Certificate of Authenticity

I, Joshua A. Terry, 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 March 10th 2022.

Affiant Signature

3/15/22

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/15/22.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON