(3)

Karen Johnson Davidson County
Batch# 851696 DEEDWARR
05/06/2022 11:22:30 AM 5 pgs
Fees: $28.00 Taxes: $370.00
20220506-0052483

This Instrument Prepared By:
Denise Bell
R.L. Pou, PC
3333 Lee Parkway, 8th floor
Dallas,, TX 75219

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
306 Wilburn Street Nashville, TN 37207	SAME	Map/Parcel : 082-07-0-538.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JONATHAN TYLER SULLIVAN (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto DARK MATTER PROPERTY MANAGEMENT, LLC, a Tennessee limited liability company (the "Grantee"), its heirs, successors, and assigns, a certain tract or parcel of land in the Davidson County, State of Tennessee, more fully described on Exhibit "A", attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs, successors and assigns forever. And we do covenant with the Grantee 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, except for 2022 property taxes and those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference for all purposes. Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

[Remainder of page intentionally left blank; signature blocks follow.]

IN WITNESS WHEREOF, the undersigned Grantor has hereunto subscribed its name on this 9 day of March 2022, to be made effective the 9 day of March, 2022.

By: _____
Jonathan Tyler Sullivan

State of ~~Tennessee~~ Texas
County of Travis

On this 9 day of March, 2022, before me personally appeared Jonathan Tyler Sullivan, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such persons free act and deed.

Witness my hand, at office, this 9 day of March, 2022

EMILIO MONDRAGON
Notary ID #132199342
My Commission Expires
October 4, 2023

_____
Notary's Signature

(Seal)

STATE OF TN)

COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $100,000.00 This is equal to or greater than the value the property would bring at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 20th day of April 2022.

_____
NOTARY PUBLIC
My Commission expires: 6.20.23

ROBIN PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County Tennessee, being part of the John W. Bryan Property, unrecorded, and beingknown as 306 Wilburn Street, described as follows:

Fronts approximately 22 feet on the southerly side of Wilburn Street and extends back between parallel lines approximately 52 feet; and is bounded on the North by Wilburn Street; East by an alley; South by McKlemore; and West by Langham.

Being the same property conveyed to Jonathan Tyler Sullivan by the Warranty Deed of record as Instrument Number 20171102-0112376, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.

2. Rights or claims of parties in possession not shown by the public records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

4. Easements, or claims of easements, not shown by the public records.

5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposedby law and not shown by the public records.

6. Taxes or special assessments which are not shown as existing liens by the public records.

7. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

8. Taxes for the year 2021, a lien, due and payable but not yet delinquent.

9. Rights and easements of adjoining landowners in and to any party wall(s) located on the insuredparcel.

10. Deed of Trust by Jonathan Tyler Sullivan, trustor, to Amelia A. Shreve, trustee, for the benefit of First Tennessee Bank National Association, beneficiary, to secure a note in the original amount of $205,000.00 secured thereby, dated October 31, 2017, and recorded on November 2, 2017, of record as Instrument Number 20171102-0112377, as corrected by the Scrivener's Affidavit of record as Instrument Number 20171221-0130326, in the Register's Office for Davidson County,Tennessee.

11. Assignment of Rents of record as Instrument Number 20171102-0112378, as corrected by the Scrivener's Affidavit of record as Instrument Number 20171221-0130324, in the Register's Officefor Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Teresa A Beardsley, 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 4/29/2022 (date of document).

Teresa A Beardsley
Affiant Signature

4/29/2022
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 29th day of April, 2022.

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

