Karen Johnson Davidson County
Batch# 881822 DEEDWARR
06/30/2022 11:23:30 AM 4 pgs
Fees: $23.00 Taxes: $5,176.30
20220630-0076059

Warranty Deed

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,399,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2022.

Notary Public

My commission expires: 9-6-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Karol Ann Sharp 2014 Irrevocable Gift Trust dated June 23, 2014	New Owner	094-01-0-409.00
703 South 15th Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SUN VALLEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAROL ANN SHARP, TRUSTEE OF THE KAROL ANN SHARP 2014 IRREVOCABLE GIFT TRUST DATED JUNE 23, 2014**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 91 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 91 fronts 64 feet on the Northeasterly margin of South 15th Street and extends back 105.3 feet on the Northwesterly line and 159.2 feet on the Southeasterly line to a broken line in the rear measuring 96.3 feet thereon.

Being the same property conveyed to James R. Hillin ET UX, Nancy T. by Warranty deed from Nancy Janet Turner, unmarried of record in Book 5837, page 975 Register's Office for Davidson County , Tennessee, dated November 23, 1981 and recorded on January 05, 1982.

Being a portion of the same property conveyed to Jeffrey Mobley Trustee by Quitclaim Deed from James R. Hillin and wife, Nancy T. Hillin of record in Instrument No. 20080819-0084995, Register's Office for Davidson County, Tennessee, dated August 12, 2008 and recorded on August 19, 2008 and within the same deed the said Jeffrey Mobley, Trustee conveyed his interest in the subject property to James R. Hillin and wife, Nancy T. Hillin, as tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship)

Said James R. Hillin became deceased on July 1, 2009 leaving Last Will and Testament filed for Probate in Docket No. 09P-1544 Probate Court of Davidson County, Tennessee.

Being a portion of the same property conveyed to Nancy T. Hillin, Trustee of the James R. Hillin Bypass Trust by QuitClaim deed from Nancy T. Hillin, Executor of the Estate of James R. Hillin, deceased of record in Instrument No. 20110920-0072752 Register's Office for Davidson County, Tennessee, dated September 16, 2011 and recorded on September 20, 2011.

Nancy T. Hillin became deceased on December 9, 2018 leaving Last Will and Testament filed for Probate in Docket No. 19P-151 Probate Court of Davidson County, Tennessee.

Being a portion of the same property conveyed to Lisa H. Taylor, Trustee of the Randy Hillin 2016 Trust, an equal, undivided tenant-in-common interest, and to Lisa H. Taylor, Trustee of the Lisa H. Taylor 2016 Trust, an equal, undivided tenant-in-common interest by Trustee's deed from Lisa H. Taylor, Trustee of the James R. Hillin Bypass Trust of record in Instrument No. 20200519-0051790 Register's Office for Davidson County, Tennessee, dated May 12, 2020 and recorded on May 19, 2020.

Being a portion of the same property conveyed to Lisa H. Taylor, Trustee of the Randy Hillin 2016 Trust, an equal, undivided tenant-in-common interest and Lisa H. Taylor, Trustee of the Lisa H. Taylor 2016 Trust, an equal, undivided tenant-in-common interest by Executor's QuitClaim deed from Lisa H. Taylor, Executor of the Estate of Nancy T. Hillin, deceased of record in Instrument No. 20200528-0054835 Register's Office for Davidson County, Tennessee, dated May 12, 2020 and recorded on May 28, 2020.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty deed from Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust, both with an equal, undivided tenant-in-common interest of record in Instrument No. 20210317-0035082 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 17, 2021.

Being the same property conveyed to Sun Valley Properties LLC, a Tennessee limited liability company by Warranty deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20210317-0035083 Register's Office for Davidson County, Tennessee, dated March 12, 2021 and recorded on March 17, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 703 South 15th Street, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of June, 2022.

Sun Valley Properties, LLC, a Tennessee Limited Liability Company

By: _____
Brandon Miller, Authorized Agent

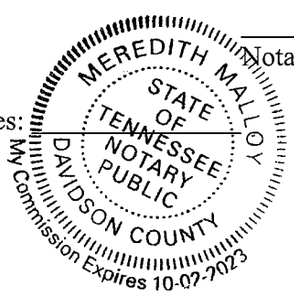
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Miller, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Sun Valley Properties, LLC, a Tennessee , and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 29th day of June, 2022.

_____
Notary Public

My Commission Expires:



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-29-22.

Affiant Signature

6-30-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 30 day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY