WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,354,000.00.

JoAnn B Sisemore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2022.

Georgette R Kennedy
Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 886722 DEEDWARR
07/11/2022 10:36:02 AM 2 pgs
Fees: $13.00 Taxes: $5,009.80

20220711-0079327

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Joseph W. Sullivan and Lenora K. Sullivan 1237 Fernbank Dr Madison, TN 37115	Joseph W. Sullivan and Lenora K. Sullivan 143 S. Roscoe Blvd. Ponte Vedra Beach, FL 32082	052-09-0-139

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **R. Ronald Chancey and wife, Linda S. Chancey**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Joseph W. Sullivan and Lenora K. Sullivan, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 85 feet of Lot No. 43 on the Plan of Montague Subdivision, as of record in Book 421, Page 129, Register's Office for said County.

Said part of Lot No. 43 fronts 85 feet on the southerly side of Fern Bank Drive and runs back 300 feet, more or less, on the northerly line and 295 feet, more or less, on the southerly line, to the Cumberland River, measuring 85 feet thereon.

Included in the above description, but to be excluded therefrom is a tract of land lying entirely below the 395 foot contour line above mean sea level, situated on the right descending bank of the Cumberland River, in the 11th Civil District of Davidson County, Tennessee, being .02 acres more or less and being the same property conveyed to the United States of America from the Cheatham Lock and Dam Project, Cumberland River Tennessee, by deed from E.L. Radabaugh, etux, of record in Book 2240, Page 427, Register's Office for Davidson County, Tennessee, and to which deed reference is here made.

Being the same property conveyed to Sherman A. Gardner, Jr. and Wife. Ruth Brooks Gardner by Warranty Deed from E.L. Radabaugh and wife, Lillian S. Radabaugh, dated , of record in Book 2294, Page 369, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Raymond Ronald Chancey and Judy Ann Brooks by Affidavit of Heirship Deed from Alice Ruth Brooks Gardner, deceased, dated 08/05/1996, of record in Book 10191, Page 289, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blake Allen Chancey by Quit Claim Deed from Raymond Ronald Chancey and Judy Ann Brooks, the only heirs at law of Alice Ruth Brooks Gardener, deceased, dated 08/05/1996, of record in Book 10191, Page 291, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Blake Allen Chancey and wife, Melba J. Chancey by Quit Claim Deed from Blake Allen Chancey, dated 02/02/2001, of record in Instrument 200102070011945, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to R. Ronald Chancey and wife, Linda S. Chancey by Warranty Deed from Blake Allen Chancey and wife, Melba J. Chancey, dated 09/30/2003, of record in Instrument 200310020145777, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1237 Fernbank Dr, Madison, TN 37115

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. 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.

Witness my/our hand(s) this the 7th day of July, 2022.

Ronald R. Chancey

Linda S. Chancey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ronald R. Chancey and Linda S. Chancey with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 7th of July, 2022.

Notary Public
My Commission Expires: 3/7/2023

(SEAL)

John M. Wells
State of Tennessee Notary Public
Davidson County