Karen Johnson Davidson County
Batch# 920721 DEEDWARR
09/23/2022 10:21:30 AM 4 pgs
Fees: $23.00 Taxes: $3,977.50
20220923-0105764

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62820
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian Shulman Lisa Shulman 4508 Everett Dr. Nashville, TN 37215	Brian Shulman Lisa Shulman 4508 Everett Dr. Nashville, TN 37215

TAX MAP PARCEL NUMBERS: 14410004200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,075,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Walter L. Sullivan, Jr., as Trustee of the Family Trust created under the Walter L. Sullivan Living Trust Agreement dated December 30, 1999 and Walter L. Sullivan, Jr., Trustee of the Jane H. Sullivan Living Trust as amended and restated June 27, 2019**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brian Shulman and Lisa Shulman, husband and wife, as tenants by the entirety,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 63 of the Plan of Chickering Valley of record in Book 2331, pages 121, 122 and 123, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Walter L. Sullivan and wife, Jane H. Sullivan, by Warranty Deed from Gary Cooper Motors, Inc. dated May 26, 1959, recorded July 7, 1959, of record in Book 2924, page 29, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 30, 1999, recorded May 25, 2000, of record in Inst. No. 200005250052264, said Register's Office, a one-half (1/2) undivided interest each was conveyed to Walter L. Sullivan and Jane H. Sullivan, as tenants in common. The said Jane H. Sullivan conveyed her interest in subject property to the Jane H. Sullivan Revocable Living Trust by Quitclaim Deed dated December 30, 1999, recorded May 25, 2000, of record in Inst. No. 200005250052265, said Register's Office. The said Walter L. Sullivan conveyed his interest in subject proeprty to the Walter L. Sullivan Revocable Living Trust by Quitclaim Deed dated December 30, 1999, recorded May 25, 2000, of record in Inst. No.200005250052266, said Register's Office. By Warranty Deed dated June 24, 2022, recorded June 28, 2022, of record in Inst. No. 20220628-0073971, said Register's Office, Jane H. Sullivan, as Trustee of the Walter L. Sullivan Revocable Living Trust conveyed all of grantor's undivided interest in subject property to Jane H. Sullivan as Trustee of the Family Trust created under the Walter L. Sullivan Living Trust Agreement. The Family Trust created under the Walter L. Sullivan Living Trust Agreement of record in Inst. No. 20220630-0075708, said Register's Office, appointed Walter L. Sullivan, Jr. to serve as Successor Trustee of said Trust. The Jane H Sullivan Living Trust, Designation of Successor Trustee, of record in Inst. No. 20220630-0075715, said Register's Office, appointed Walter L. Sullivan, Jr., to serve as Successor Trustee of said Trust.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, pages 121, 122 and 123, said Register's Office, which Plan shows a 300 foot minimum building set back line from Chickering Court and 10 foot easement for public utility purposes along the rear line of said lot.

This is improved property, known as 6104 Chickering Court, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 13th day of September, 2022.

Walter L. Sullivan Jr. Trustee

Walter L. Sullivan Jr., Trustee
of the Family Trust

Walter L. Sullivan Jr. Trustee

Walter L. Sullivan Jr., Trustee
of the Jane H. Sullivan Living Trust

State of Tennessee

County of Davidson

On this 13th day of September, 2022, before me the undersigned authority, personally appeared Walter L. Sullivan, Jr., Trustee of the Family Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Margaret H Taylor
Notary

My Commission Expires: [illegible]

State of Tennessee

County of Davidson

On this 13th day of September, 2022, before me the undersigned authority, personally appeared Walter L. Sullivan, Jr., Trustee of the Jane H. Sullivan Living Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Margaret H Taylor
Notary

My Commission Expires: [illegible]

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,075,000.00.

Amanda Allen
Affiant

Sworn and subscribed before me this 23rd day of September, 2023.

Julie Bailey
Notary

My Commission Expires: 9-2-2024

JULIE BAILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/23/2022 ____ (date of document).

Affiant Signature

09/23/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23 day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

NOTARY'S SEAL