Karen Johnson Davidson County
Batch# 933761 DEEDWARR
10/26/2022 10:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20221026-0115906

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRANDEE GILLIAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES APRIL 23, 2024

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

05-NSH22-04829

Address of New Owner:	Send Tax Bills to:	Tax Information:
Erin E. Sullivan & Ashton W. Sullivan 1260 N. Graycroft Ave Madison, TN 37115	New Owner	034-13-0-250.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elsie Ofelia Williams and Roderick Williams, Wife and Husband**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Erin E. Sullivan and Ashton W. Sullivan**, hereinafter called the Grantees, their successors 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. 44 on the Plan of Section I, Primrose Meadows of record in Book 4675, Page 18, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Eric Wainwright Carter, Jr., and wife, Elsie Ofelia Carter by Warranty Deed from First American National Bank of Nashville of record in Book 5121, Page 143, Register's Office for Davidson County, Tennessee, dated March 03, 1977 and recorded on March 03, 1977.

Being the same property conveyed to Elsie Ofelia Carter by Quitclaim Deed from Eric Wainwright Carter, Jr. of record in Book 7024, Page 666, Register's Office for Davidson County, Tennessee, dated September 17, 1986 and recorded on October 30, 1986.

Being the same property conveyed to Elsie Ofelia Williams, married by Quitclaim Deed from Elsie Ofelia Carter of record in Instrument No. 20131101-0113543 Register's Office for Davidson County, Tennessee, dated October 25, 2013 and recorded on November 01, 2013.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 1260 N. Graycroft Ave, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of October, 2022

Elsie Ofelia Williams

Elsie Ofelia Williams

Roderick Williams

Roderick Williams

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Elsie Ofelia Williams and Roderick Williams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hendersonville, Tennessee, this 25th day of October, 2022.

Notary Public

My Commission Expires: 03/03/2026

RINI FARRELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-03-2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 10/25/22 (date of document).

Jennifer L. Pennell

10/26/22

Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26 day of October, 2022.

Katherine Warren

Notary's Signature

My Commission Expires: 3/22/26

Notary's Seal

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 03/22/2026