on Davidson County
Batch# 966021 DEEDWARR
01/31/2023 11:52:23 AM 2 pgs
Fees: $13.00 Taxes: $5,087.50
20230131-0007150

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

39-B
File #22-1361

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathryn D. Decker, a married woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Richard H. Sullivan, IV, an unmarried man**, 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:**

A certain Unit located in Davidson County, Tennessee being known and designated as Unit No. A of Lone Oak Cottages, a Horizontal Property Regime with private elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Lone Oak Cottages, a Horizontal Property Regime, of record in Instrument No. 20120117-000496, Register's office for Davidson County, Tennessee, and with said unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Kathryn D. Decker, unmarried, by Warranty Deed from GW Properties, LLC, a Tennessee limited liability company of record at Instrument No. 20130131-0010226, Register's Office for Davidson County, Tennessee, dated January 29, 2013 and recorded on January 31, 2013. Kathryn D. Decker is now married to Patrick Mertes, who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4209 A Lone Oak Road, 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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

NEW OWNER:
Richard H. Sullivan, IV
4209 A Lone Oak Road
Nashville, TN 37215

RESPONSIBLE FOR TAX PAYMENT
New Owner

TAX MAP-PARCEL #:
131-03-1C-001.00

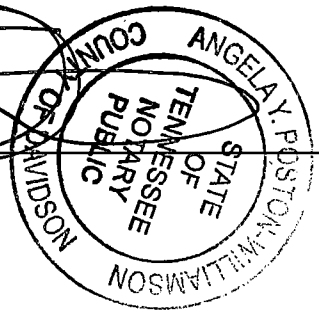
WITNESS THE EXECUTION HEREOF this 30th day of January, 2023.

Kathryn D. Decker

Patrick Mertes

State of Tennessee)
County of Davidson)

On this 30th day of January, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Kathryn D. Decker and Patrick Mertes, the bargainor(s), 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.



Notary Public

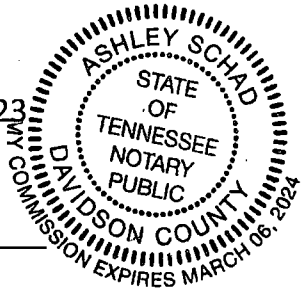
My Commission Expires: 3/3/24

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 1,375,000.00.**

Affiant

Sworn and subscribed before me on this the 30th day of January, 2023.



Notary Public

My Commission Expires: _____