Karen Johnson Davidson County
Batch# 1007492 DEEDWARR
05/25/2023 10:44 40 AM 2 pgs
Fees $13 00 Taxes $1,517 00
20230525-0039447

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION (
FOR THIS TRANSFER IS $410,000 00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th day of May, 2023

(Affix Seal) Notary Public

My Commission Expires 03/06/24

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAR 2024

2023-04-849

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO

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

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners.	Send Tax Bills To	Tax ID#:
Griffin Sullivant and Elisabeth Anne Wallace 221 Carriage Drive Nashville, TN 37221	New owner	Map/Parcel 142-02-0-166

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Sarah A. Kinman, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Griffin Sullivant, an unmarried man, and Elisabeth Anne Wallace, an unmarried woman, joint tenants with rights of survivorship**, hereinafter called the GRANTEES, their heirs and assigns, that 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 211 on the Plan of Cross Timbers, Section 4 of record in Plat Book 4175, Page 54, 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 Sarah A. Kinman, unmarried by Warranty deed from Ryan David Jarrett and Britney Leigh Jarrett, husband and wife of record in Instrument No 20160602-0055746 Register's Office for Davidson County, Tennessee, dated May 26, 2016 and recorded on June 02, 2016

This conveyance is subject to the following Davidson County property taxes for the year 2023 and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record

This is improved property known as 221 Carriage Drive, Nashville, TN 37221

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 the GRANTOR, does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out, and it does further covenant and binds herself, her heirs and assigns, 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.

Effective the 24th day of May, 2023:

Sarah A Kinman

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24 day of May, 2023, before me personally appeared Sarah A. Kinman, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24 day of May, 2023.

Notary Signature
My commission expires:

