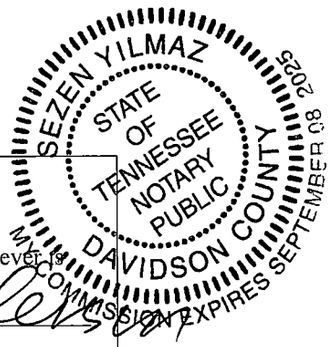
Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

Warranty Deed



Karen Johnson Davidson County Batch# 1013862 **DEEDWARR** 06/12/2023 09 26 01 AM 2 pgs Fees $13 00 Taxes $1,517 00 20230612-0044307	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $410,000 00 Affiant Subscribed and sworn to before me, this the 9th day of June, 2023 Notary Public My commission expires·

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To.	Map/Parcel Numbers
Mary Catherine Sullivan	NEW OWNER	061-02-0-131 00
4503 Saunders Ave		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **KATHRYN ANN MCGINNESS, SUCCESSOR TRUSTEE OF THE DOROTHY G. BIRDWELL REVOCABLE LIVING TRUST, DATED JUNE 16, 1999**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY CATHERINE SULLIVAN, UNMARRIED, AND AIDAN FEALY, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS 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. 34 on the Plan of Gra-Mar Acres, Section 2 of record in Plat Book 2133, Page 74, 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 Maxie Lee Birdwell and wife, Dorothy G. Birdwell by Warranty deed from Turner E. Binkley of record in Book 9370, page 826, Register's Office for Davidson County, Tennessee, dated June 1, 1994 and recorded on June 7, 1994.

Maxie Lee Birdwell died May 5, 1995 leaving Dorothy G. Birdwell as the surviving tenant by the entirety.

Being the same property conveyed to Dorothy G. Birdwell, Successor Trustee of the Dorothy G. Birdwell Revocable Living Trust Agreement dated June 16, 1999, by Quitclaim Deed from Dorothy G. Birdwell of record in Book 11532, page 809, Register's Office for Davidson County, Tennessee, dated June 16, 1999 and recorded on June 17, 1999.

Dorothy Grace Farler Birdwell died intestate January 9, 2023. Kathryn Ann McGinnis having been named Successor Trustee of the Dorothy G. Birdwell Revocable Living Trust dated June 16, 1999 upon her death.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4503 Saunders Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 9th day of June, 2023.

Dorothy G. Birdwell Revocable Living Trust, dated June 16, 1999

By: _____
Kathryn Ann McGinness, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Kathryn Ann McGinness, Successor Trustee of the Dorothy G. Birdwell Revocable Living Trust, dated June 16, 1999, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of June, 2023.

_____
Notary Public

My Commission Expires: 3-3-25

STEVE MORRIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2025