Karen Johnson Davidson County
Batch# 1019398 DEEDWARR
06/27/2023 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20230627-0048763

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Elaine C. Mellanson
Affiant

KELLY SLAGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of June, 2023.

Kelly Slagle
Notary Public
MY COMMISSION EXPIRES: 3/6/24
File No. G23-18971

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Mark Christopher Blue and Orquidea Vicmary Blue (NAME) | CMG Mortgage, Inc. (NAME) | 071-14-0K-006-00 |
| 1111 Baptist World Center Dr., #10 (STREET ADDRESS) | 3160 Crow Canyon Road, Suite #400 (STREET ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | San Ramon, CA 94583 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Mark Sullivan, a single and unmarried person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mark Christopher Blue and Orquidea Vicmary Blue, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 10, as established in Declaration of Covenants, Conditions and Restrictions for Home at 1109 Baptist World Center, a Horizontal Property Regime with Private Element of record in Instrument No. 20170316-0025720 as amended at Instrument 20180312-0023306, in the Register's Office for Davidson County, Tennessee, which Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mark Sullivan, a single and unmarried person by Quitclaim Deed dated June 5, 2021, recorded June 15, 2021, in Instrument Number 20210615-0080404, in the Register's Office of Davidson County, Tennessee. See also previous deed of record in instrument 20210106-0002180, dated January 6, 2021, Register's Office for said County.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1111 Baptist World Center Drive, #10, Nashville, TN 37207.

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 we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, 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. Whenever 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/our hand(s) this 23rd day of June, 2023.

Mark Sullivan

STATE OF Missouri
COUNTY OF St. Louis

On this 23rd day of June, 2023, before me personally appeared Mark Sullivan, 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 23rd day of June, 2023.

JOHN ROSSINI
Notary Public - Notary Seal
St Louis County - State of Missouri
Commission Number 22521733
My Commission Expires Aug 30, 2026

Notary Signature
My commission expires: 8/30/26

*PREPARED BY AND RETURN TO:*

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

**Tennessee Certification of Electronic Document**

I, Trudy Milliken, 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 6/23/22 (date of document)

Affiant Signature

6/27/22
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 27 day of June, 2023

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY