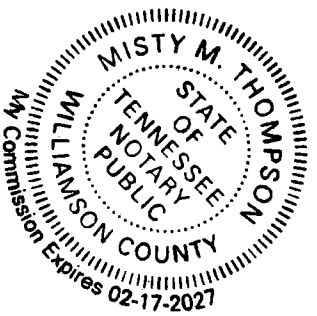
WARRANTY DEED



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of June, 2023

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles R. Hay	Charles R. Hay	155-16-0-A-223.00 CO
(NAME)	(NAME)	
7004 Meadow Ridge Circle	7004 Meadow Ridge Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1022192 **DEEDWARR**
07/03/2023 10:20:28 AM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20230703-0050615

FOR AND 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 HEREBY ACKNOWLEDGED, I, **Laurie L. Sullivan, married,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles R. Hay and Deanne W. Hay, 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 in Davidson County, Tennessee, BEING Lot No. 79 on the Plan of Traceside, Section Eight, of record in Book 9700, page 659, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to John P. Sullivan and wife, Laurie L. Sullivan, by Warranty Deed from Centex International, Inc., a Nevada corporation f/k/a Centex Real Estate Corporation, dated September 29, 1998, of record in Book 11144, page 469, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Laurie L. Sullivan by Quitclaim Deed from John P. Sullivan, dated August 26, 2002, of record in Instrument No. 20021111-0139352, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 7004 Meadow Ridge Circle, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

John P. Sullivan, husband of Laurie L. Sullivan, does hereby join in the provisions of this instrument for the purpose of transferring unto the said Grantees, any and all right, title and interest that he might have in the foregoing described property by reason of his marital status, or otherwise.

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. 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.

This conveyance is subject to the following: Taxes for the year 2023, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Book 9700, page 659; All matters appearing on the Plat of record in Book 7900, page 705; Restrictions of record in Book 9236, page 504, amended and restated in Book 9435, page 493 and amended and restated in Book 9677, page 675; Easement for sewer line of record in Book 11564, page 887; Articles of Incorporation of Traceside Homeowner's Association, Inc. of record in Book 9668, page 894; By-Laws of Traceside Homeowner's Association, Inc. of record in Book 9668, page 899; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 28th day of June, 2023.

Laurie L. Sullivan

John P. Sullivan

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Laurie L. Sullivan and John P. Sullivan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 28th day of June, 2023.

Notary Public
My Commission Expires: _____

File No.: 37546

MISTY M. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-17-2027