THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230644931

Karen Johnson Davidson County
Batch# 1025819 DEEDWARR
07/13/2023 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20230713-0053717

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $715,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of July, 2023.

Notary Public
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nancy Gwyn Allen and Robert Louis Allen 3718 Hobbs Road Nashville TN 37215	New Owner	Tax Parcel ID No. 116-16-0A-017.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Barbara B. Sullivan, Trustee of the Sullivan Revocable Family Trust dated December 21, 1988** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nancy Gwyn Allen and Robert Louis Allen, wife and husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 9-A, on the Plan of The Garden, of record in Book 5200, page 224, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Garden Condominium , a horizontal property regime established by Master Deed of record in Book 5714, page 761, amended in Book 5810, page 174, Register's Office .

Being the same property conveyed to BARBARA SULLIVAN, by deed from JOANNE FOREHAND, of record in Instrument No. 20100615-0046229 , dated May 25, 2010 , said Register's Office.

BARBARA SULLIVAN conveyed her interest to BARBARA B. SULLIVAN, TRUSTEE OF THE SULLIVAN REVOCABLE FAMILY TRUST DATED DECEMBER 21, 1988 , by quitclaim deed of record in Instrument No. 20100719-0056146, dated July 16, 2010, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 116-16-0A-017.00 CO.

Matters shown on the Plan of record Book 5200, page 224, said Register's Office.

Master Deed of record in Book 5537, page 793, said Register's Office.

Master Deed and ByLaws of record in Book 5714, page 761 and amended in Book 5810, page 174, said Register's Office.

This is improved property located at 3718 Hobbs Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of July, 2023.

The Sullivan Revocable Family Trust dated December 21, 1988

Barbara B. Sullivan Tee

By: Barbara B. Sullivan, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara B. Sullivan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Sullivan Revocable Family Trust dated December 21, 1988, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of July, 2023.

Sabrina Schulhauser

Notary Public



My Commission Expires: _____

True Copy Certification

I, **Pam Autry,** 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 this the 12 day of July, 2023.

Affiant Signature
Date 7-12-23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of July, 2023.

Notary's Signature
MY COMMISSION EXPIRES:

