Karen Johnson Davidson County
Batch# 1041125 DEEDWARR
08/22/2023 11:21 28 AM 2 pgs
Fees $13 00 Taxes $2,294 00
20230822-0065493

Prepared by:
Record and Return to
Chapman & Rosenthal Title, Inc.
1020 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $620,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 21st day of August, 2023

(Affix Seal) Notary Public

My Commission Expires

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Sep. 21, 2026

2023-06-1005

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO

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

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Keely Sullivan and Robert Sullivan 5207 John Hagar Road Hermitage, TN 37076	OWNER	Map/Parcel 098-00-0-076.00

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, **Kristi L. Holland, an unmarried woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Keely Sullivan and Robert Sullivan, wife and husband**, 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 the 4th Civil District of Davidson County, Tennessee, described according to a survey made to E T Miller, Jr. and Company, April 15, 1971, as follows:

Beginning at a point located in the center of John Hagar Road, the north west corner of the Durham property as of record in Book 3951, page 957, Register's Office for Davidson County, Tennessee. Said point of beginning also being the northeast corner of the herein described 5.5 acre more or less tract, running as follows: south 83 degrees 49 minutes along the center line of John Hagar Road 1 50 feet, south 2 degrees 50 minutes west along the east line of herein described tract 1396 feet north 81 degrees 34 minutes west along the south line on the herein described tract 192 feet, north 4 degrees 33 minutes east along the west line of the herein described tract 1366 8 feet to the point of beginning.

Being the same property conveyed to Wallace Curtis Elmore, Jr and wife, Brenda L. Elmore by Warranty deed from Walter Terry Fletcher of record in Book 5674, page 105, Register's Office for Davidson County, Tennessee, dated October 27, 1980 and recorded on November 5, 1980.

Being the same property conveyed to Kristi L. Holland by Quitclaim deed from Wallace C. Elmore, Jr and Brenda L. Elmore of record in Instrument No. 20120514-0041575 Register's Office for Davidson County, Tennessee, dated April 20, 2012 and recorded on May 14, 2012

This conveyance is subject to the following Metropolitan property taxes for the year 2023 and subsequent years, a lien not yet due or 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 5207 John Hagar Road, Hermitage, TN 37076 .

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 GRANTEES 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 she 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 21 day of August, 2023:

Kristi L Holland

Kristi L Holland

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 21 day of August, 2023, before me personally appeared Kristi L Holland, 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 21 day of August, 2023.

Notary Signature
My commission expires:

