WARRANTY DEED

Karen Johnson Davidson County
Batch# 1042943 DEEDWARR
08/25/2023 02:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20230825-0066714

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 22nd DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES: 4-13-25

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Chandler and Trisha Leighann Jack	SoFi Bank N.A.	
(NAME)	(NAME)	
561 Holt Valley Road	P.O. Box 11733	128-11-0-022.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Newark, NJ 84121	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **STEPHANIE L. SULLIVAN AND ROBERT G. BRADY, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TRISHA LEIGHANN JACK AND ANDREW CHANDLER, WIFE AND HUSBAND,** 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. 20 on the Plan of Holt Meadows of record in Plat Book 4300, Page 174, 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 Stephanie L. Sullivan and Robert G. Brady, Tenants in Common With Rights of Survivorship by Warranty deed from Justin M. Van Schuyver and wife, Shalonda D. Van Schuyver of record in Instrument No. 20180621-0059841 Register's Office for Davidson County, Tennessee, dated June 20, 2018 and recorded on June 21, 2018.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 561 Holt Valley Road, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 22 day of AUGUST, 2023

STEPHANIE L. SULLIVAN

ROBERT G. BRADY

STATE OF ~~TENNESSEE~~ Colorado mc 8/22/2023
COUNTY OF ~~DAVIDSON~~ Arapahoe mc 8/22/2023

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephanie L. Sullivan and Robert G. Brady, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of August, 2023.

Commission expires: 3/22/2024

Notary Public

Marilyn Leggett

MARILYN LEGGETT
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20124018945
MY COMMISSION EXPIRES MAR 22, 2024

True Copy Certification

I, Yvette Meldrum, 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 August 23, 2023.

Signature
August 23, 2023
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this August 23, 2023

Notary's Signature

My Commission Expires: 4-13-25

