Karen Johnson Davidson County
Batch# 1049651 DEEDWARR
09/13/2023 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,328.67
20230913-0071921

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $359,100.00

Affiant

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

Notary Public
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: (If left blank, send to new owner at property address) | Map-Parcel Numbers: |
|---|---|---|
| **James Sullivan And John F Sullivan** | **Legacy Home Loans, LLC dba Steadfast Mortgage** | **052050A21800CO** |
| **1105 Idlewild Ct** | **1036 Stearman Dr, Suite 6** | |
| **Madison, TN 37115** | **White House, TN 37188** | |

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 HEREBY ACKNOWLEDGE, WE,

**Anto Demonbreun and wife, Jocelyn Mixon**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**James Sullivan, an unmarried man and John F. Sullivan, an unmarried man, as Joint Tenants with Right of Survivorship**

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, being Lot No. 2, Idlewild Court, Revised, of record in Plat Book 6250, Page 563, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Anto Demonbreun, single man, by Warranty Deed from Julie Williams, unmarried woman, dated November 5, 2019, of record in Instrument No. 20191119-0119292, in the Register's Office for Davidson County, Tennessee. Jocelyn Mixon joins in the execution of this deed to convey any marital interest she may have in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved ( X ) unimproved (_____) property known as 1105 Idlewild Ct, Madison, TN 37115.

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 in 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.

Anto Demonbreun Date: 9/12/23

Jocelyn Mixon Date: 9/12/23

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Anto Demonbreun and Jocelyn Mixon, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

**True Copy Certification**

I, **Tonya Cherry,** 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 September, 2023.

Affiant Signature
Date 9-12-23

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027