WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

BS-CR-23-8515

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1062960 **DEEDWARR**
10/19/2023 01 20 54 PM 2 pgs
Fees $13 00 Taxes $2,090 50

20231019-0082094

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Mark Louis Sullivan	**NEW OWNER**	
(NAME)	(NAME)	**127-00-0-104 00**
8515 Newsom Station Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HONKY TONK HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK LOUIS SULLIVAN, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, Being Tract No 21 of the W T Hutton Property, Plan not of record, described from a survey of James L Murphy, Jr , dated Jan 5, 1967, and as follows

Beginning in the southerly margin of Newsom Station Road at the corner of Tracts 21 and 22, thence with the line between said tracts, south 24 deg 39 minutes 54 seconds east 454 18 feet, thence north 87 deg 02 minutes 50 seconds west 571 feet to the easterly margin of Newsom Station Road, thence northeasterly with a curve having a radius of 547 96 feet a distance of 469 95 feet and continuing with the road, north 65 deg 20 minutes 06 seconds east 91 50 feet to the beginning

Being the same property conveyed to Honky Tonk Homes, LLC by Warranty Deed from James R Worley, a single person of record in Instrument No 20230418-0028566 Register's Office for Davidson County, Tennessee, dated April 14, 2023 and recorded on April 18, 2023

This conveyance is subject to
- Taxes for the year 2024 and subsequent years
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **8515 Newsom Station Road, Nashville, Tennessee 37221**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 16th DAY OF OCTOBER, 2023

Honky Tonk Homes, LLC

BY _____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of HONKY TONK HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 16th of October, 2023

_____
Notary Public
My Commission Expires _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212