Karen Johnson Davidson County
Batch# 1067188 DEEDQC
11/01/2023 03:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20231101-0085630

PREPARED BY:

Robert J. Hazard, Esq.
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Linda Faye Sullivan
AFFIANT

Subscribed and sworn to before me on this day, November 1, 2023.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027

New Owner Address:
Sullivan Family Trust
6685 Holt Rd
Nashville, TN 37211

Send Tax Bills To:
Same

Map-Parcel Number:
180-57 6D-54200

QUITCLAIM DEED

Charles D. Sullivan and wife, Linda F. Sullivan (collectively, "Grantor"), for consideration of $10.00, hereby release, remise, and quitclaim to **Charles Donald Sullivan and Linda Faye Sullivan, Co-Trustees of the Sullivan Family Trust, dated November 1, 2023** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **November 1, 2023**.

Charles D. Sullivan

Linda F. Sullivan

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Charles D. Sullivan and Linda F. Sullivan**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the foregoing instrument as such persons' free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, November 1, 2023.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027

EXHIBIT A

A tract containing 3.52 acres, more or less, according to a survey made by Dye & Underwood in July, 1971, located in the Sixth Civil District of said County, fronting on the south side of Holt Road and being a part of the westerly one-half of that body of land which was conveyed to Dorris H. Gillespie and wife, Dorothy Gillespie, (said westerly one-half being hereinafter referred to as the Dorothy Gillespie land) by three deeds of record in the Register's Office for said County, namely: deed from John Holt and wife, Rosa P. Holt, in Book 1077, page 244; deed from Rosa P. Holt, in Book 1153, page 128; deed from Tom Holt in Book 1165, page 9; the said Dorris H. Gillespie having died on April 6, 1968, and his widow, Dorothy Gillespie, having conveyed the easterly one-half of said body of land to her son, John Hall Gillespie, by deed of record in Book 4488, page 73, said Register's Office.

Said tract herein conveyed is more particularly described as follows:

Commencing at an iron pin in the south margin of Holt Road, said iron pin being south 86° 24' east 194 feet from the northeast corner of a tract of land conveyed from Dorothy Gillespie to Hugh H. Caldwell and wife, Nancy G. Caldwell, of record in Book 4537, page 296, Register's Office for Davidson County, Tennessee; thence from said beginning point along the south margin of the said Holt Road south 86° 24' east 194 feet to an iron pin; thence south 1° 45' west 847.5 feet to an iron pin; thence north 87° west 168.8 feet to an iron pin at the southwest comer of the tract herein conveyed, said pin being south 87° east 168.8 feet from the southeast comer of the said Caldwell tract; thence from the said southwest corner of the tract herein conveyed north 00° l' west 851 feet to the point of beginning.

Being the same property conveyed to Charles D. Sullivan and wife, Linda F. Sullivan, from Melvin Faw, M.D., and wife, Anna Faw, by deed of record in Book 6068, Page 121, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 6685 Holt Rd, Nashville, TN 37211.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 November 1, 2023.

Affiant Signature

11/1/2023
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day, November 1, 2023.

Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 09/19/2027