This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title of Murfreesboro, Inc.
1500 Medical Center Pky. #3A-9
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties.

MAP/GROUP/PARCEL 09412001300

Karen Johnson Davidson County
Batch# 1090442 DEEDWARR
01/10/2024 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20240110-0002225

NAME & ADDRESS OF NEW OWNER:
Quality Properties and Rehab, LLC
1383 Twin Oaks Lane
Greenbrier, TN 37073

SEND TAX BILLS TO:
Quality Properties and Rehab, LLC
1383 Twin Oaks Lane
Greenbrier, TN 37073

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **LORETTA JANE SULLIGAN** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **QUALITY PROPERTIES AND REHAB, LLC** "Grantee(s)", his/her/their heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 51, on the Plan of Clover Nook, as shown by plat appearing of record in Book 2900, page 51, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Robert Louis Sulligan and wife, Loretta Jane Sulligan, by Warranty Deed from I.C. Clark and wife, Jane W. Clark, dated March 31, 1995, appearing of record in Book 9636, page 465, of the Register's Office of Davidson County, Tennessee. Robert Louis Sulligan died April 30, 2023, leaving to Loretta Jane Sulligan as surviving spouse.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 256 Hickorydale Dr, Nashville, TN, 37210.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his/her/their heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that his/her/their is lawfully seized and possessed of said parcel of real estate, and that his/her/their has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2023 real property taxes which have been paid by the Grantor(s) and prorated between the parties.

The undersigned further covenants and binds his/her/their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his/her/their heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 30 day of Nov., 2023.

Loretta J Sulligan by Robert D. Sulligan AIF

Loretta J. Sulligan, by Robert D. Sulligan, as Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, a Notary Public for said County and State, personally appeared Robert D. Sulligan, Attorney-in-Fact for Loretta J. Sulligan as per Durable Power of Attorney dated December 29, 2016 and appearing of record in Instrument No. 20231010-0079562, in the Register's Office for Davidson County, Tennessee. which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for Loretta J. Sulligan, the within named bargainor, and that he as Attorney-in-Fact for Loretta J. Sulligan, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of Loretta J. Sulligan by himself, Robert D. Sulligan, Attorney-in-Fact.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 30 day of Nov., 2023.

NOTARY PUBLIC

My Commission Expires: 12-19-26

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $330,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of November, 2023.

NOTARY PUBLIC

My Commission Expires: 1/25/26

ED HUNSBERGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 1/25/26

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Tennessee Certification of Electronic Document

I, Summer Boxton 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 11/30/23 (date of document).

Summer Boxton
Affiant Signature

1/10/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10th of January, 2024

(SEAL)



Notary's Signature
My Commission Expires: 11-06-24