Karen Johnson Davidson County
Batch# 1091673 DEEDWARR
01/22/2024 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.13
20240122-0003328



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $474,900.00

Affiant

Subscribed and sworn to before me, this the 16th day of January, 2024.

Notary Public

My Commission Expires: 11-3-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Adam J. Heinzmann	New Owner	082-16-0B-104.00 CO and
935 Russell St. #6		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Ryan P. Sullivan and Jie Sullivan, husband and wife

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

Adam J. Heinzmann. a single man

HEREINAFTER CALLED THE GRANTEE, HIS 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 a certain Condominium apartment known as Unit 104, Russell Street Commons I, a Horizontal Property Regime, on the Plan of Russell Street Commons I, as of record in Book 6900, Page 13, also being part of Lot 1 of Aeby Subdivision III, as of record in Book 6250, Page 574, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Ryan P. Sullivan and Jie Sullivan, husband and wife, by Quitclaim Deed from Ryan P. Sullivan, married, dated 9/7/2016 and recorded 9/13/2016 in Instrument No. 20160913-0096195; and being the same property previously conveyed to Ryan P. Sullivan, unmarried, by Warranty Deed from Nicholas Bradley, married, dated 12/23/2010 and recorded 12/30/2010 in Instrument No. 20101230-0103855, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved ☒ Unimproved ☐ property known as 935 Russell St. #6, Nashville, TN 37206.

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, his heirs and assigns, forever; and Grantors do covenant with said Grantee that Grantors 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 Grantee, his 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 16th day of January, 2024.

Ryan P. Sullivan

Jie Sullivan

STATE OF Florida
COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan P. Sullivan and Jie Sullivan with whom I am personally acquainted with (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 and official seal at (City) Miramar, (State) Broward, this 16th of January, 2024.

Notary Public Shagay L Gordon

My Commission Expires: 04/22/2026

(SEAL)

SHAGAY L GORDON
Notary Public - State of Florida
Commission # HH 250611
Expires on April 22, 2026

Notarized online using audio-video communication

Type of ID produced Texas DL Ryan P. Sullivan
Georgia DL Jie Sullivan

I, Jordan T. Myers, 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 01/16/2024 (date of document).

Affiant Signature

Date 01/17/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of January, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

