WARRANTY DEED

Karen Johnson Davidson County
Batch# 1110054 DEEDWARR
03/12/2024 10:16:30 AM 3 pgs
Fees: $18.00 Taxes: $2,475.30
20240312-0017000

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $669,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 02/29/2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/15/26

KIM KERN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road Suite160
Brentwood, TN 37027
file # 2024-3202

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
James Sullivan, As sole Ownership		118-09-0-224.00
3506 General Bate Drive		
Nashville, TN 37204		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Melanie's Real Estate & Trust, a Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Sullivan, As Sole Ownership

HEREINAFTER CALLED THE GRANTEE(S), 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, Tennessee, being Lot No. Southerly 75.0 feet of Lot No.29 on the Plan of Woodmont Boulevard Section of Marengo Park of record in Plat Book 1130, Page 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said portion of Lot No. 29 fronts 75.0 feet on the Southeasterly margin of General W. B. Bates Drive and extends back 165.0 feet on the Southwesterly line and 170.3 feet, more or less, on the Northeasterly line to a dead line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to Melanie's Real Estate and Trust Account, LLC, a Utah limited liability company by Warranty Deed from Patricia Lynn Rogers, a single woman of record in Instrument No. 20210820-112895 Register's Office for Davidson County, Tennessee, dated August 18, 2021 and recorded on August 20, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 3506 General Bate Drive Nashville, TN 37204

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 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.

Witness my hand on February 29, 2024}.

Melanie's Real Estate & Trust, a Limited Liability Company

By: _____
Melanie Farrell

STATE OF ~~TENNESSEE~~ Utah

COUNTY OF ~~Davidson~~ Summit

Personally appeared before me, a Notary Public of said County and State, Melanie's Real Estate & Trust LLC, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this February 29, 2024.

_____
Notary Public

My Commission Expires: 9/11/25

CONNIE L HOLMES
Notary Public - State of Utah
Comm. No. 719501
My Commission Expires on
Sep 11, 2025

File #: 2024-3202

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Joshua A. Terry, 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 3/12/2024.

Affiant Signature – Joshua A. Terry

3/12/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 3/12/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27