Karen Johnson Davidson County
Batch# 1112370 DEEDWARR
03/19/2024 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $1,809.30
20240319-0018669

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,000.00.

Sullivan Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF MARCH, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy W, Ste 100
Smyrna, TN 37167

04-NSH24-07353

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sullivan Brown and Cathleen Kirkland 118 Neese Drive Nashville, TN 37211	New Owner	119 15 0 141.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **New Oceans Property Solutions LLC, a Tennessee limited liability company**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sullivan Arthur Brown, Unmarried and Cathleen Frances Kirkland, Unmarried, as joint tenants with rights of survivorship**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

That certain tract or parcel of Land in Davidson County, Tennessee, being Lot No. 22 on the Map of Neese Heights, as of record in Book 1424, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 100 feet on the northerly side of Neese Drive and runs back 175.07 feet on the easterly line and 175.23 feet on the westerly line, to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to New Oceans Property Solutions, LLC, a Tennessee limited liability company by Warranty Deed from Judy R. King of record as Instrument No. 20221108-0119981 in the Register's Office for Davidson County, Tennessee, dated November 7, 2022 and recorded on November 8, 2022.

For Information Only: Being Parcel 119 15 0 141.00
Being also known as 118 Neese Dr., Nashville, TN 37211

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 118 Neese Drive, Nashville, TN 37211

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 this 18th day of March, 2024

New Oceans Property Solutions LLC, a Tennessee limited liability company
By: Carl Owen Thompson and Jennifer Carol Thompson Living Trust dated September 27, 2022, as Manager

Carl Owen Thompson, Trustee of the Carl Owen Thompson and Jennifer Thompson Living Trust dated September 27, 2022, as Manager

Jennifer Carol Thompson, Trustee of the Carl Owen Thompson and Jennifer Thompson Living Trust dated September 27, 2022, as Manager

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Carl Owen Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee of the Carol Owen Thompson and Jennifer Carol Thompson Living Trust dated September 27, 2022, the Manager of for New Oceans Property Solutions LLC, a Tennessee limited liability company and that he/she is authorized by New Oceans Property Solutions LLC, a Tennessee limited liability company to execute this instrument on its behalf as such Manager.

Witness my hand and seal at Smyrna, Tennessee, this 18 day of March, 2024

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jennifer Carol Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee of the Carol Owen Thompson and Jennifer Carol Thompson Living Trust dated September 27, 2022, the Manager of for New Oceans Property Solutions LLC, a Tennessee limited liability company and that he/she is authorized by New Oceans Property Solutions LLC, a Tennessee limited liability company to execute this instrument on its behalf as such Manager.

Witness my hand and seal at Smyrna, Tennessee, this 18th day of March, 2024

Notary Public

My Commission Expires: 09/21/2024

ROBIN ZALESKI STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certificate of Authenticity

I, Aimee Cain, 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 March 18, 2024.

Date

Aimee Cain

Affiant Signature

March 18, 2024

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 18 day of March, 2024.

Notary's Signature

My Commission Expires: My Commission Expires: May 18, 2024

Date

GERALD FISCHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Notary's Seal (if on paper)