Karen Johnson Davidson County
Batch# 1125577 DEEDWARR
04/22/2024 02:34:30 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20240422-0028762

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TN
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $325,000.00.

Affiant

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn before me this the 19th day of April, 2024.

Notary Public
My commission expires: 8/3/26

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Facilities Development Group, LLC ~~0 Old Hickory Blvd~~ ~~Antioch, TN 37013~~ 1616 Westgate Circle, #510 Brentwood TN 37027	Facilities Management Group, LLC 1616 Westgate Circle, # 510 Brentwood, TN 37027	164-00-0 166.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BILLY J. SULLIVAN AND WIFE, GERALDINE B. SULLIVAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to FACILITIES DEVELOPMENT GROUP, LLC, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the southern boundary line of the property conveyed to William T. Freeman and wife, by deed from L. L. Wilburn and wife, of record in Book 2094, page 514, Register's Office for said County, being 100 feet east of said Freeman's southwest corner; thence south 0 degrees 45 minutes east 1436 feet to the northeasterly margin of Old Hickory Boulevard; thence with same, northeastwardly 200 feet; thence north 2 degrees 20 minutes west 1358 feet; thence westwardly 114 feet to the beginning.

Being the same property conveyed to Billy J. Sullivan and wife, Geraldine B. Sullivan, by deed dated 01/21/1963, from E. W. Hackney and wife, Clara P. Hackney, of record in Book 3502, page 426, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 0 Old Hickory Blvd, Antioch, TN 37013.

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/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized 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 successors, 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.

BJS GS

Witness my hand this the 19th day of April, 2024.

Billy J. Sullivan

Geraldine B. Sullivan

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Billy J. Sullivan and Geraldine B. Sullivan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 19th day of April, 2024.

My commission expires:
9-726

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I, Andy Maloney, 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 4/19/2024 (date of document).

Affiant Signature
Date 4/19/2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of April, 2024.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/2026

LINDA M. SMITH NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

202404220028762