Karen Johnson Davidson County
Batch# 1161124 DEEDWARR
07/24/2024 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20240724-0055655

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-3294

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23 day of July, 2024

Notary Public

Commission Expires: 6/26/27

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 26, 2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Bright Future, LLC 2201 Murfreesboro Pike, Ste A222 Nashville, TN 37217	2201 Murfreesboro Pike, Ste A222 Nashville, TN 37217	164-16-0B-092.00-CO

WARRANTY DEED

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

George W. Sullivan, III and Tabatha T. Summers, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Bright Future, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, 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. 92 on the Final Plat of Cedarbrook, a Cluster Lot Subdivision of record in Plat Instrument No. 20181105-0109350, Surveyor's Certificate of Correction Instrument No. 20190801-0076150, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to George W. Sullivan, III and Tabatha T. Summers, husband and wife by Special Warranty Deed from D.R. Horton, Inc., a Delaware

Corporation of record in Instrument No. 20200116-0006063 Register's Office for Davidson County, Tennessee, dated January 16, 2020 and recorded on January 16, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2253 Carefree Lane, 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 and assigns forever; and we so covenant with 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 is 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.

Dated this the 22nd day of July, 2024.

George W. Sullivan, III

Tabatha T. Summers

STATE OF TENNESSEE
COUNTY OF Rhea

On this 22nd day of July, 2024, before me personally appeared George W. Sullivan, III and Tabatha T Summers, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of July, 2024.

Notary Signature
My commission expires:

DAWSON PIERRE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
April 25 2027
COUNTY OF MEIGS

Certificate of Authenticity

I. Mackenzie Hudson ("Affiant"). 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 7/23/24 (date).

Affiant Signature

7/23/24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 23 day of July, 2024

Notary's Signature

My Commission Expires: 6/26/27

Notary's Seal

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 26, 2027