THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Montgomery THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 765,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF July, 2024. Notary Public MY COMMISSION EXPIRES: 10/16/2024 (AFFIX SEAL)
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P24-16518-BW	
Karen Johnson Davidson County Batch# 1164340 DEEDWARR 07/30/2024 02:21:30 PM 3 pgs Fees: $18.00 Taxes: $2,830.50 20240730-0057695	

TIARRA GRAYMAN NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Sullivan and Robert Chad Sullivan	New Owners	
6613 Currywood Dr		115-06-0-039.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Rahn Huber, unmarried and Gregory Evans-Huber, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine Sullivan and Robert Chad Sullivan, wife and husband**

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. 119 on the Plan of West Meade Estates, Section Six of record in Plat Book 3300, Page 76, 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 Lot No. 119 fronts 130 feet on the Southwesterly Margin of Currywood Drive, and extends back between Parallel Lines 369.6 feet on the Northwesterly Line, and 317.95 feet on the Southeasterly Line, to a dead line on the rear, on which it measures 140.75 feet.

Being the same property conveyed to Rahn Huber, unmarried by Warranty deed from Carolyn F. Stone, a single woman of record in Instrument No. 20050128-0010585 Register's Office for Davidson County, Tennessee, dated January 25, 2004 and recorded on January 28, 2005.

Being the same property conveyed to Rahn Huber and Gregory Evans-Huber, wife and husband, as joint tenants with right of survivorship by Quitclaim deed from Rahn Huber, a now married woman, joined by her spouse Gregory Evans-Huber of record in Instrument No. 20080421-0040220 Register's Office for Davidson County, Tennessee, dated March 07, 2008 and recorded on April 21, 2008. The said Rahn Huber and Gregory Evans-Huber having since divorced.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **6613 Currywood Dr, Nashville, TN 37205**

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 do 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.

Witness our hands this the 26 day of July, 2024.

Rahn Huber
Rahn Huber

Gregory Evans-Huber
Gregory Evans-Huber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rahn Huber,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 day of July, 2024.

My Commission expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gregory Evans-Huber,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 day of July, 2024.

My Commission expires: 9/2/24

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

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 7/26/24.

Affiant Signature – Joshua A. Terry

7/29/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/29/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27