Karen Johnson Davidson County
Batch# 1193750 DEEDWARR
10/15/2024 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $3,108.00
20241015-0079994

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Matthew Bright, Deidre Bright, and Charles Sullivan Bright 2008 Sheridan Road Nashville, TN 37206	SAME AS NEW OWNER	072-16-4K-001-00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Justin Bullock and Stacey Levine, husband and wife** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **MATTHEW BRIGHT AND DEIDRE BRIGHT, A MARRIED COUPLE, AND CHARLES SULLIVAN BRIGHT, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP.**, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 2008 Sheridan Road, Nashville, TN 37206 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit 2008, together with common areas, as established by Declaration of Protective Covenants, Conditions and Restrictions for 2008 Sheridan Cottages, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record as Instrument No. 20190618-0058757 and being shown on Plat attached thereto as Exhibit "B", 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 Justin Bullock and Stacey Levine, husband and wife, by Warranty Deed from Jackson Valley Land Partners, LLC, a Tennessee limited liability company, dated 03/06/2020 and recorded 3/12/2020 in Instrument No. 20200312-0027760, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said

GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 7th day of October, 2024.

J. Bullock

Justin Bullock

Stacey Levine

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of October, 2024, before me personally appeared Justin Bullock and Stacey Levine, 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 7th day of October, 2024.

Notary Signature
My commission expires: 3/11/2025

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY

AFFIDAVIT OF VALUE

STATE OF)
COUNTY OF)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $840,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 8 day of October, 2024

Notary Public
My commission expires: 11/2/2026

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 10/9/2024 (date of document).

Affiant Signature

10/9/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

