Name and Address of New Owner:
GGI Home Buyers, LLC
503 N Maple St
Murfreesboro, TN 37130

Send Tax Statements To:
GGI Home Buyers, LLC
503 N Maple St
Murfreesboro, TN 37130

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-24101443

Map and Parcel: 097 09 0 16.00

Karen Johnson Davidson County
Batch# 1208381 DEEDWARR
11/25/2024 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $461.75
20241125-0092102

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phillip Sullivan and William Randall Sullivan**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **GGI Home Buyers, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 28 Hickory Bend Subdivision, Section 7, as of Record in Book 3600, page 29, Register's Office of said County.

Said Lot No. 28 fronts 78 feet on the easterly margin of Larchwood Drive and runs back 140.5 feet on the northeasterly side and 130.9 feet on the southerly side to a line at the rear measuring 50.5 feet thereon.

Being the same property conveyed to Peggy Joyce Sullivan, an unmarried woman by Warranty Deed filed for record on August 14, 1986 in Book 6950, page 89 and re-recorded in Instrument Number 20010531-0056169, of the Register's Office of Davidson County, Tennessee. The said Peggy Joyce Sullivan died intestate January 1, 2024 leaving Phillip Sullivan and William Randall Sullivan as her heirs-at-law as evidenced by Affidavit of Heirship of record in Instrument No. 202411250092101, **said Register's Office.**

This conveyance is subject to the following: Covenants, Conditions and Restrictions of Hickory Bend Subdivision of record in Book 3341, page 265 and Book 3642, page 478; All matters as set forth per plat of record in Book 3600, page 29; Instrument to Amend Plat, Final Subdivision Plat, Hickory Bend, Section 7 of record on Instrument Number 20110527-0040891; Grant of Transmission Line Easement of record in Book 4310, page 110; all of said Regiter's Office.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 639 Larchwood Drive, Nashville, TN 37214

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, its successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this ~~21st~~ 20th day of November, 2024.

Phillip Sullivan

William Randall Sullivan

State of Tennessee

County of Sumner

Personally appeared before me, Phillip Sullivan and William Randall Sullivan with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~21st~~ 20th of November, 2024.

Notary Public
My Commission Expires: 06-29-27

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $124,796.10.

Affiant Signature

Subscribed and sworn to before me, this ~~21st~~ 20th day of November, 2024.

Tennessee: State
County: Sumner

Notary Public
My Commission Expires: 06-29-27

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 11/20/24 (date of document).

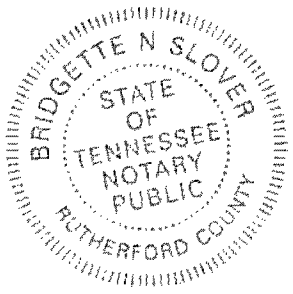
Affiant Signature

11/25/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 25th day of November, 2024.



Notary Signature

My Commission Expires: 03/15/2025