Karen Johnson Davidson County
Batch# 1215835 DEEDWARR
12/12/2024 03:21:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20241212-0096716

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $675,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd day of December, 2024.

My commission expires: _____

MORGAN O'NEILL NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires May 31, 2026 WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sandra Kay Sullivan Revocable Trust	SAME AS NEW OWNER	172-10-0E-004.00-CO
(NAME)	(NAME)	
1421 Stonebriar Drive		
(ADDRESS)	(ADDRESS)	
Evansville, TN 47725		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jacob Daniel Shumaker and Adrienne Nicole Shumaker, husband and wife, as joint tenants with right of survivorship,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sandra Kay Sullivan, Trustee and David M. Sullivan, Trustee of the Sandra Kay Sullivan Revocable Trust, dated October 7, 3013**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Final Plat of The Meadows at Christiansted Valley, Phase 2 of record in Plat at Instrument No. 20191121-0120461, 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 Jacob Daniel Shumaker and Adrienne Nicole Shumaker, husband and wife, as joint tenants with right of survivorship by Warranty Deed from Bradley Salute and Kimberly Salute, Trustees of Salute Family Trust dated April 22, 2002 of record in Instrument No. 20220531-0062290 Register's Office for Davidson County, Tennessee, dated May 25, 2022 and recorded on May 31, 2022.

This property is __unimproved _X_improved property known as: 633 Henry Lane, Nashville, TN 37211.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office

of the Register of Deeds where the real property is situated.

Witness our hands this 2nd day of December, 2024.

Jacob Daniel Shumaker

Adrienne Nicole Shumaker

STATE OF OHIO
COUNTY OF CLERMONT

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jacob Daniel Shumaker and Adrienne Nicole Shumaker, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of December, 2024.

Notary Public
My Commission Expires: 6-18-2029

VONDA KAY CURTIS
Notary Public
State of Ohio
My Comm. Expires
June 18, 2029

Certificate of Authenticity

I, Celia Stewart Rouse, 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 12/2/24.

Date

Celia Stewart Rouse

Affiant Signature

12/2/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 2nd day of December, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY