THIS INSTRUMENT WAS PREPARED BY
Harpeth Escrow, LLC
117 Saundersville Road, Ste. 201
Hendersonville, TN 37075

KARA CRITCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-22-2028

Karen Johnson Davidson County
Batch# 1218766 DEEDWARR
12/20/2024 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20241220-0099252

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$405,000.00**.

Jennifer Hodgins
Affiant

Subscribed and sworn to before me, this **19th day of December, 2024**.

Kara Critchfield
Notary Public
My commission expires: _____

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brinda Sullivan **3037 Stone Bridge Road** **Antioch, TN 37013**	New Owner	**150-10-0-268.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Jameson Christian and Caitlin Christian, husband and wife**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Brinda S. Sullivan, an unmarried woman**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of 1ST Revision to Stonebridge of record in Plat Book 9700, Page 244, 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 Christopher Powers, an unmarried man by Warranty Deed from Edmond Medina, married of record in Instrument No. 20140620-0054198 Register's Office for Davidson County, Tennessee, dated June 18, 2014 and recorded on June 20, 2014.

Being the same property conveyed to Jameson Christian and Caitlan Christian, husband and wife by Warranty Deed from Christopher Powers, married of record in Instrument No. 20230613-0045059 Register's Office for Davidson County, Tennessee, dated June 9, 2023 and recorded on June13, 2023.

The said Caitlin Christian is one and the same as Caitlan Christian

HE-2024-536

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (__) property known as **3037 Stone Bridge Road, 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 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 in 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 my/our hand(s) this **19th day of December, 2024.**

Jameson Christian

Caitlin Christian

STATE OF ARIZONA
COUNTY OF MARICOPA

On this 19th day of December, 2024, before me personally appeared Jameson Christian and Caitlin Christian, 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 19th day of December, 2024.

Notary Signature
My commission expires: 04-22-2025

YULANDA M HARMANIAN
NOTARY PUBLIC - ARIZONA
Maricopa County
Commission # 601201
My Comm. Exp. April 22, 2025

HE-2024-536

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, **Deanna Wood** *(custodian's name)*, 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 12-19-24 *(date of document)*.

Deanna Wood
Custodian's Signature

12-2024
Date

STATE OF TENNESSEE
COUNTY OF DICKSON

Sworn to and subscribed before me this 20th day of December, 2024.

Kara Critchfield
Notary Public

My Commission Expires: _____

KARA CRITCHFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-22-2026