Karen Johnson Davidson County
Batch# 1225482 DEEDWARR
01/13/2025 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20250113-0002163

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Y-C-24-2116A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katheen L. Gould and Steven K. Hanks	**Same as New Owner's**	
(NAME)	(NAME)	**104-11-2A-001.00-CO**
2116 A Acklen Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SANDRA KAY SULLIVAN REVOCABLE TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHEEN L. GOULD AND STEVEN K. HANKS, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot A, aka 2116, as shown on Exhibit "B" to the Declaration of Covenants Conditions and Restrictions for Regent Acklen Townhomes of record in Instrument No. 20160104-0000451, amended in Instrument No. 20161128-0124506, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Sandra Kay Sullivan and David M. Sullivan, trustees of the Sandra Kay Sullivan Revocable Trust by Warranty Deed from Ryan Hsi and Megan Yu, husband and wife of record in Instrument No. 20210322-0037827 Register's Office for Davidson County, Tennessee, dated March 15, 2021 and recorded on March 22, 2021.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 149, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number Instrument No. 20160104-0000451, amended in Instrument No. 20161128-0124506, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 201601040000450, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2116 A Acklen Avenue, Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 8th DAY OF JANUARY, 2025.

Sandra Kay Sullivan Revocable Trust

BY: _____
Sandra Kay Sullivan
Trustee

BY: _____
David M. Sullivan
Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA KAY SULLIVAN, TRUSTEE of SANDRA KAY SULLIVAN REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th of January, 2025.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID M. SULLIVAN, TRUSTEE of SANDRA KAY SULLIVAN REVOCABLE TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 8th of January, 2025.

_____
Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Stephanie Woodall, 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 01/08/2025 (date of document).

Stephanie Woodall

Affiant Signature

Date 01/08/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of January, 2025.

Katherine Vincent

Notary's Signature

MY COMMISSION EXPIRES: 3-3-2025

