Karen Johnson
Batch # 1241763
02/27/2025 09 42 25 AM
Fees $18 00 Taxes $4,717 50
Davidson County
DEEDWARR
3 pgs
20250227-0014508

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H Taylor

Ivey Title, LLC Ref: (DL) Title No. 63929
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
The BHM & PTM Revocable Trust November 21, 2022 214 Chestnut Hill Dr. Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 116080G21400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,275,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J'annine Sullivan Family Trust, dated December 11, 2023**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **The BHM & PTM Revocable Trust November 21, 2022** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 2 of Chestnut Hill Condominiums (Sugartree Phase V) 2nd revision, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 537, Register's Office for said County, to which source reference is hereby made for a more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Jannine Sullivan, a single woman by Warranty Deed from Austin Meade, a single woman, dated December 30, 2020, and recorded on January 5, 2021 of record in Instrument No 20210105-0002026, Register's Office for Davidson County, Tennessee By Quitclaim Deed dated December 11, 2023, recorded December 11, 2023, of record in Instrument No 20231211-0095363, said Register's Office, subject property was conveyed to the J'annine Sullivan Family Trust, dated December 11, 2023.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2025, and subsequent years, The Plan, with Owner's Certificate, of record in Book 5200, page 537, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 5560, page 763, Instrument No. 20140703-0059134, Instrument No 20140715-0062498, Instrument No. 20210429-0057674, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessment, liens and other matters. Declaration of Covenants, Conditions and Restrictions in Book 4851, page 157, amended in Book 4911, page 356, Book 4996, page 126, Book 5003, page 688, Book 5691, page 61, Book 11758, page 466, Book 5514, page 138, Book 5152, page 401, Instrument No. 20170522-0050870, Instrument No. 20210430-0058356, said Register's Office. Charter of Sugartree Homeowner's Association, Inc , of record in Book 5683, page 670, said Register's Office.

This is improved property, known as 214 Chestnut Hill Drive, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 18th day of February, 2025

J'annine Sullivan Family Trust, dated December 11, 2023
By:

J'annine Louise Sullivan, Trustee

State of Tennessee

County of Davidson

On this 18th day of February, 2025, before me the undersigned authority, personally appeared, J'annine Louise Sullivan, Trustee of the J'annine Sullivan Family Trust, dated December 11, 2023, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires

MARGARET H TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is. $1,275,000.00.

Affiant

Sworn and subscribed before me this 19th day of February, 2025

Notary

My Commission Expires 10/4/27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON