Karen Johnson Davidson County
Batch# 1264430 DEEDWARR
04/24/2025 10:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20250424-0031524

WARRANTY DEED

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidsin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF April, 2025

Notary Public

MY COMMISSION EXPIRES: 9/5/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Sullivan	New Owner	
(NAME)	(NAME)	
1320 N 5th St		07116035200
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Elite Contracting and Properties, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph R. Sullivan,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 15 on the Plan of Tom Joy Subdivision, as of record in Book 3600, Page 47, Register's Office for said County.

Said Lot No. 15 fronts 57.00 feet on the westerly side of North 5th Street, and extends back between lines, 104.3 feet on the Northerly line and 209.8 feet on the Southerly line to a line in the rear measuring 128.10 feet.

Being the same property conveyed to Elite Contracting and Properties, LLC, a Tennessee Limited Liability Company, by virtue of that certain Quit Claim Deed dated July 8, 2022, and being of record at Instrument No. 20220726-0085250 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Taylormade Contracting LLC, a Tennessee Limited Liability Company by virtue of Warranty Deed dated December 15, 2020 at Instrument No. 20201218-0149875 in the said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved / improved x property, known as 1320 N 5th St. Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 hand this 15th day of April, 2025.

Elite Contracting and Properties, LLC

By: Phillip Taylor, Sole Member

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Phillip Taylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sole Member of Elite Contracting and Properties, LLC., the within named bargainor, a Limited Liability Company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

WITNESS my hand and official seal at office this 15th day of April, 2025.

Notary Public

My Commission Expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A. Mason, 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 April 14 2025.

Affiant Signature

4/14/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of April, 2025.

Notary's Signature (Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026