Karen Johnson Davidson County
Batch# 1272858 DEEDWARR
05/14/2025 08:09:30 AM 4 pgs
Fees: $23.00 Taxes: $2,109.00
20250514-0037788

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38582-03-2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $570,000.00. Affiant Subscribed and sworn to before me this 13th day of May, 2025. Notary Public My Commission Expires:

CASSANDRA LAHOUD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jamie Lee Devereaux Jessica Goldie Matis 7424 Stacy Drive Nashville, TN 37221	**NEW OWNER**	Map and Parcel No.: 14202003700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, David Michael Sullivan and wife Alice Taylor Sullivan ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Jamie Lee Devereaux and Jessica Goldie Matis, a married couple ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7424 Stacy Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 13th day of May, 2025.

GRANTORS:

David Michael Sullivan

Alice Taylor Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Michael Sullivan and Alice Taylor Sullivan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2025.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 53 on the Plan of Cross Timbers, Section 2 of record in Plat Book 3700, Page 92, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Together with and subject to the Joint Driveway Agreement of record in Book 7310, Page 228, and re-recorded in Book 9063, Page 276, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Michael Sullivan and wife, Alice Taylor Sullivan, by deed dated June 18, 2021 from DKAD Holdings, LLC, a Tennessee limited liability company, of record in Instrument No. 20210622-0084041, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2025 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Cross Timbers Section 2, as recorded in Plat Book 3700, Page(s) 92.
5. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4064, Page 909, as amended in Book 4318, Page 652 and Book 5425, Page 362.
6. Joint Driveway Agreement as set forth in instrument recorded in Book 7310, Page 228, re-recorded in Book 9063, Page 276.

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 5/13/2025 (date of document).

Affiant Signature

5/13/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

