Karen Johnson
Batch # 1284824
06/16/2025 01 11 56 PM
Fees $18 00 Taxes $2,220 00

Davidson County
DEEDWARR
3 pgs

20250616-0046931

WARRANTY DEED

HEATHER MORRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN. 30, 2029

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES 1/30/29

THIS INSTRUMENT WAS PREPARED BY

Jeremy H Cherry
Ortale Kelley Law Firm, PLLC
330 Commerce Street, Suite 110, Nashville, TN 37201

File No 37259

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
LaDarrius Sullivan	LaDarrius Sullivan	173-08-0A-017 00-CO
(NAME)	(NAME)	
1108 Streamdale Point East	1108 Streamdale Point East	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Ten And No/100 Dollars ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHARLIE LY AND TUYET THI NGOC LY, HUSBAND AND WIFE, RICKI JOHNSON LY AND TRANG DIEM LY, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LADARRIUS SULLIVAN, A SINGLE MAN, AND DONNA SULLIVAN, A SINGLE WOMAN AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot No 78 on the Plan of Final Plat, Section One, Deer Valley "Cluster Lot Subdivision", of record in Plat at Instrument No 20030205-0016206, 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 Charlie Ly and Tuyet Thi Ngoc Ly, husband and wife by Warranty Deed from Phylanice A Nashe, married of record in Instrument No 20171121-0119748 Register's Office for Davidson County, Tennessee, dated November 17, 2017 and recorded on November 21, 2017

Being the same property conveyed to Charlie Ly and wife, Tuyet Thi Ngoc Ly, Ricki Johnson Ly and Trang Diem Ly, Tenants in Common with Rights of Survivorship by Quitclaim Deed from Charlie Ly and wife, Tuyet Thi Ngoc Ly of record in Instrument No 20181019-0103922 Register's Office for Davidson County, Tennessee, dated October 17, 2018 and recorded on October 19, 2018.

The conveyance of the above-described parcel of land is subject to the following

1 2025 DAVIDSON County Taxes which have been prorated by the parties and assumed by the Grantee

2 Subject to all matters shown on the Plan of record as Instrument Number 20030205-0016206, Register's Office of Davidson County, Tennessee

3 Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021212-0153693, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

4 Charter for Homeowner's Association of record in Instrument Number 20021212-0153692 and Instrument No 20070807-0093758, in the Register's Office for Davidson County, Tennessee

5 Quitclaim Deed of common area of record in Instrument Number 20040224-0020945, in the Register's Office for Davidson County, Tennessee

6. Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument Number 20001205-0119205 and as Instrument No 20020627-0077608, in the Register's Office for Davidson County, Tennessee

7 Stormwater Detention Agreement of record in Instrument Number 20010503-0045314 and Instrument No 20020627-0077608, in the Register's Office for Davidson County, Tennessee.

8 Easement of record in Book 222, Page 565, in the Register's Office for Davidson County, Tennessee

9 Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property

This is improved ☑ property, known as 1108 Streamdale Point East, 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 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 our hands this 12th day of June, 2025

Charlie Ly

Tuyet Thi Ngoc Ly

Ricki Johnson Ly

Trang Diem Ly

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 12th day of June, 2025 before me personally appeared Charlie Ly and Tuyet Thi Ngoc Ly, Ricki Johnson Ly, and Trang Diem Ly 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 (or person's) free act and deed

Notary Public

My Commission Expires 9/28/2026

CHERYL A. DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY