WARRANTY DEED

Karen Johnson Davidson County
Batch# 1295216 DEEDWARR
07/08/2025 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,289.45
20250708-0053716

T-CREG-25-204

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,500.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1/24/2028 (AFFIX SEAL)

RACHEL K. WILKIE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-24-2028

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)
Timothy Eugene Sullivan and Cynthia Barry-Kittle Sullivan	Timothy Eugene Sullivan and Cynthia Barry-Kittle Sullivan	
(NAME)	(NAME)	
204 Hillsboro Place	118 Wilshire Drive	**117-03-0D-204.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Franklin TN 37064	
(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, **MICHAEL ANGAROLE AND KAREN ANGAROLE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMOTHY EUGENE SULLIVAN AND CYNTHIA BARRY-KITTLE SULLIVAN, HUSBAND AND WIFE,** 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 Unit No. 204, Hillsboro Station Condominiums, as of record in Book 6250, Pages 751-753, as established under Master Deed of record in Book 6740, Page 37 and Book 8140, Page 689, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Michael Angarole and wife, Karen Angarole by Warranty Deed from Alicia J. Liang, Married and Juan Fonseca and Carol Fonscea, Husband and Wife of record in Instrument No. 20050620-0070352 Register's Office for Davidson County, Tennessee, dated June 15, 2005 and recorded on June 20, 2005.

This conveyance is subject to:
- Taxes for the year 2025 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 751 through 753, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6740, Page 37, amended in Book 8140, Page 689, 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.
- Easement to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and /or storm drainage of record in Book 3965, Page 909, and Book 4158, Page 34, in the Register's Office for Davidson County, Tennessee.
- Easement for overhead line of record in Book 6595, Page 58, in the Register's Office for Davidson County, Tennessee.
- Easement for trunk sanitary sewer of record in Book 3531, Page 572, 576 and 592, in the Register's Office for Davidson County, Tennessee.
- Easement for ingress and egress of record in Book 4633, Page 468, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1877, Page 581, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 6629, Page 452, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Hillsboro Station of record in Book 6740, Page 45, in the Register's Office for Davidson County, Tennessee.
- Charter of Hillsboro Station Homeowners' Association of record in Book 6747, Page 6, in the Register's Office for Davidson County, Tennessee.

- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **204 Hillsboro Place, Nashville, Tennessee 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(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 JULY, 2025.

Michael Angarole 7/8/25
Michael Angarole

Karen Angarole 7/8/25
Karen Angarole

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL ANGAROLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN ANGAROLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 11-3-25
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 7/8/25 (date of document).

Jennifer L. Pennell

7/8/25

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this 7/8, 2025.

Rachel K. Wilhite

Notary's Signature

My Commission Expires: 1/24/2028

RACHEL K. WILHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

Notary's Seal