Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:

The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1305728 DEEDWARR
08/04/2025 10 11 47 AM 3 pgs
Fees $18 00 Taxes $2,164 50

20250804-0061448

STATE OF Tennessee)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is: $585,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2025.

Notary Public
My Commission Expires: _____

MACKENZIE BALEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 03, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Barton and Cheryl Warner Trust Dated May 11, 2004 12 Harlequin St Ladera Ranch, CA 92694	12 Harlequin St Ladera Ranch, CA 92694	Tax Parcel ID No. 104 04 0E 202.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN SULLIVAN AND MIMI SULLIVAN, A MARRIED COUPLE** ("Grantor" collectively), has this day bargained and sold, and does hereby transfer and convey to **BARTON J. WARNER AND CHERYL L. WARNER, TRUSTEES OF THE BARTON AND CHERYL WARNER TRUST DATED MAY 11, 2004,** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit 202, of 1101 Eighteenth Avenue, South, as shown in Master Deed recorded at Instrument No. 20060807-0096688, re-recorded at Instrument No. 20060817-0101760 and amended in Instrument No. 20090624-0058837, Register's Office for said County, and being shown on plan attached as Exhibit. E to the re-record in Instrument No. 20060817-0101760, to which plan reference hereby made for a more complete description.

Being the same property conveyed to Brian Sullivan and Mimi Sullivan by Deed dated September 9, 2024 from Shuai Yuan, Married, recorded September 10, 2024, in Instrument Number 202409100069816, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **1101 18th Avenue South, Unit 202, Nashville, TN 37212**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 29th day of July, 2025

MIMI SULLIVAN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at office this 29th day of July, 2025

Notary Public
My Commission Expires 1-2-26

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29 day of July, 2025.

BRIAN SULLIVAN

STATE OF Tennessee)
)
COUNTY OF Davidson)

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

Witness my hand and official seal at office this 29 day of July, 2025.

JENNIFER S. GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 03, 2025

Notary Public
My Commission Expires. _____