Box 14
2025-325-SH

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $1,363,000 00. Affiant Subscribed and sworn to before me, this the 28th day of October, 2025 Notary Public My commission expires: 11/19/28 (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1339259 DEEDWARR
10/29/2025 10 04 51 AM 2 pgs
Fees $13 00 Taxes $5,043 10
20251029-0085999

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: Belle Meade Title and Escrow Corporation, as Trustee	Send Tax Bills To "NEW OWNER"	Map-Parcel Numbers 131-03-0-130-00
109 Kenner Avenue, Ste 201		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Marc Sullivan and Kim Sullivan, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Belle Meade Title and Escrow Corporation, a Tennessee Corporation, as Trustee

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 60 on the Plan of Green Hills Subdivision No. 2 of record in Plat Book 547, Page 139, Register's Office for Davidson County, Tennessee.

Being all the same property conveyed to Marc Sullivan and wife. Kim Sullivan by Warranty Deed dated September 28, 2001, from Richard L. Roth and wife, Mary Lynn Roth of record in Instrument No. 20011005-0108526, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **All matters shown on the Plan of record in Plat Book 547, Page 139, Register's Office for Davidson County, Tennessee.**

2) **Restrictive Covenant for Detached Structure of record in Instrument No. 20080813-0083493, said Register's Office.**

3) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property, known as 4108 Eden Avenue, Nashville, TN 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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 28th day of October, 2025.

Marc Sullivan

Kim Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Marc Sullivan and Kim Sullivan, husband and wife the within named bargainor(s), 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 and official seal at Nashville, Tennessee, this 28th day of October, 2025.

Notary Public

My Commission Expires: 5/9/2026

