WARRANTY DEED

Karen Johnson Davidson County
Batch# 1353905 DEEDWARR
12/04/2025 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20251204-0096563

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: 4-03-29
(AFFIX SEAL)

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1802

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Suzanne Donohue and Peter Lubeck	Suzanne Donohue and Peter Lubeck	091-03-1B-440.00-CO
(NAME)	(NAME)	
1677 54th Ave. N., Unit 440	1677 54th Ave. N., Unit 440	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Fifteen Thousand And No/100 Dollars ($415,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARK SULLIVAN AND GRACE SULLIVAN,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUZANNE DONOHUE AND PETER LUBECK, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE, 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 Unit 440, as established by Declaration of Covenants, Conditions and Restrictions for Silo West Nashville Master Condominium, a Horizontal Property Regime with Private Elements of record in Instrument No. 20200915-0105204, as amended of record in Instrument No. 20211026-0143658, 20220803-0088689 and 20220823-0094974, and being shown in Exhibit "B" of the amendment of record in Instrument No. 20211026-0143658, in the Register's Office for

Davidson County, Tennessee, to which Declaration and Amendment references are hereby made for a more complete description of the property.

Being the same property conveyed to James Sullivan, A Single Man by 20220805-0089129 deed from Silo West Nashville, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20220805-00899129, Register's Office for Davidson County, Tennessee, dated August 04, 2022 and recorded on August 05, 2022.

The said James Sullivan aka James Gregory Sullivan aka James G. Sullivan aka J. Sullivan died on or about July 22, 2024, survived by parents Mark Sullivan and Grace Sullivan according to Affidavit of Heirship of record in Instrument No. 20250807-0062869, Register's Office for Davidson County, Tennessee.

Subject to: This conveyance is subject to the matters set forth below, if any, as well as 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable.

unimproved ☐
This is improved ☑ property, known as 1677 54th Ave. N., Unit 440, Nashville, TN 37209
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 26th day of November, 2025.

Mark Sullivan by Yvette Meldrum as his attorney in fact
Mark Sullivan
By: Yvette Meldrum, as his attorney in fact

Grace Sullivan by Yvette Meldrum as her attorney in fact
Grace Sullivan
By: Yvetter Meldrum, as her attorney in fact

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, authority a Notary Public in and for said State and County, appeared Yvette Meldrum, Attorney-in-Fact for Mark Sullivan and Grace Sullivan, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Mark Sullivan and Grace Sullivan, as her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 26th day of November, 2025.

Carolyn Curdo
Notary Public

My Commission Expires: 11/14/2028
(SEAL)

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Yvette Meldrum, 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 November 26, 2025.

Affiant Signature

Nov. 26, 2025

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 26th of November 2025.

Carolyn Curdo
Notary's Signature

MY COMMISSION EXPIRES: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY