Karen Johnson Davidson County
Batch# 1380711 DEEDWARR
02/13/2026 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20260213-0011708

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $375,000.00.

Affiant

Subscribed and sworn before me this the 21st day of January, 2026.

Notary Public
My commission expires: 7/16/2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Anuschka Bhatia Kevin Sullivan 318 Queen Ave Nashville, TN 37207	**New Owner**	071-08-0 016.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ANDREA MILLER KERR, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey ANUSCHKA BHATIA AND KEVIN SULLIVAN, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 116 on the Map of J.B. Hanie's Oriental Plan of record in Book 161, Pages 26 and 27, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the South margin of Queen Avenue at the common corner of Lots No. 116 and 117 of said J.B. Hanie's Oriental Plan; thence with the common line of said Lots, S 02° 45' W, 140.00 feet to an iron pin in the North margin of a 10 foot alley; thence with said margin, N 83° 15' W, 50.00 feet to an iron pin; thence N 02° 45' E, 140.00 feet to an iron pin in the South margin of Queen Avenue; thence with said margin, S 83° 15' E, 50.00 feet to the point of beginning.

Being the same property conveyed to Adam Kerr and Andrea Kerr, husband and wife, from Bobby L. Holliman, Sr. and Cindy Holliman, husband and wife, by Warranty Deed dated November 13, 2020 of record in Instrument No. 20201116-0134661, Registers Office for Davidson county, Tennessee.

Also being the same property conveyed to Andrea Miller Kerr by deed dated October 27th, 2025, from Adam Kerr, of record in Instrument No. 20260109-0002284, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 318 Queen Ave, Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 20 day of January, 2026.

Andrea Miller Kerr

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Andrea Miller Kerr, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of January, 2026.

My commission expires: 9/21/26

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 2/3/2026 (date of document).

Affiant Signature

2/3/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 3 day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

