Karen Johnson Davidson County
Batch# 1393140 DEEDWARR
03/16/2026 09:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260316-0020525

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~~ Rutherford

Actual consideration or value, whichever is greater is $370,000.00.

Affiant

Subscribed and sworn before me this the 13th day of March, 2026.

Notary Public
My commission expires:
6/16/29

BRANDI BRASCH
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ella Docherty	Success Mortgage Partners, Inc.	061-06-0 079.00
700 Maplewood Lane	1200 S. Sheldon Rd. Ste 150	
Nashville, TN 37216	Plymouth, MI 48170	

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, **KAIULANI SULLIVAN F/K/A KAIULANI TANAKA-SANDERS AND MICHAEL J. SULLIVAN, WIFE AND HUSBAND**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ELLA DOCHERTY, AN UNMARRIED WOMAN**, 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 Lot No. 209 and the West 10 feet rear and 10.2 feet front of Lot No. 208, on the map of Maplewood Heights Subdivision, No. 2, as of record in Book 547, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kaiulani Tanaka-Sanders by Warranty Deed from Robert W. Keese, unmarried, dated 5/17/2019 and recorded 5/21/2019 in Instrument No. 20190521-0047902, and as corrected by Affidavit dated 3/4/2021 and recorded 3/5/2021 in Instrument No. 20210305-0029045, Register's Office for Davidson County, Tennessee.

Kaiulani Tanaka-Sanders has since married and is now known as Kaiulani Sullivan.

Michael J. Sullivan, spouse of Grantor, hereby joins in the execution of this instrument to convey any martial interest he may have in the subject property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 700 Maplewood Lane, Nashville, TN 37216.

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.

KS MJS

Witness my hand this the 13th day of March, 2026.

Kaiulani Sullivan
Signed with Stavvy

Kaiulani Sullivan f/k/a Kaiulani Tanaka-Sanders

Michael J. Sullivan
Signed with Stavvy

Michael J. Sullivan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kaiulani Sullivan f/k/a Kaiulani Tanaka-Sanders and Michael J. Sullivan 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 13th day of March, 2026.

My commission expires: 4/17/2028

Justin Mooneyham
Signed with Stavvy

Notary Public

JUSTIN MOONEYHAM
State of Tennessee Notary Public
County of Coffee
My Commission Expires April 17, 2028

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

DocumentId:: 1026944

202603160020525

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 03/13/2026 (date of document).

Affiant Signature

3/16/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202603160020525