Karen Johnson Davidson County
Batch# 1417418 DEEDQC
05/07/2026 11:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20260507-0041266

This instrument prepared by Bill W. Pemerton, Esq., 735 Broad Street, Suite 306, Chattanooga, TN 37402, Tennessee Bar ID: 024564

Record and Return to: Title Pronto, LLC, 800 Westmere Ave, Ste 300, Charlotte, NC 28208

Order Number: 112116TN

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **DUSTIN M. SULLIVAN**, married, for Ten Dollars and 00/100 ($10.00) and other valuable consideration paid, do(es) hereby bargain, sell, remise, release, quit claim, and convey all the Grantor(s) interest unto the Grantee(s), **DUSTIN M. SULLIVAN** and **OLIVIA SULLIVAN**, married to each other, as tenants by the entireties, whose address is 2012 Hawkwell Circle, Hendersonville, TN 37075, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING ALL OF LOT NO. 129, ON THE PLAN OF THE LINDSLEY HOME PLACE, AS SHOWN ON SURVEY AND PLAT OF SAME APPEARING OF RECORD IN PLAT BOOK 2, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT. SAID LOT NO. 129 FRONTS 50 FEET ON THE NORTHERLY SIDE OF LILLIAN STREET, AND RUNS BACK BETWEEN LINES, 150 FEET TO AN ALLEY.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all easements, restrictions and all other matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

PCL112116TNDQTC01010103

County Parcel number: 083 13 0 316.00
Street address of property: 1407 Lillian Street, Nashville, TN 37206
Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20160613-0059597 in the Register's Office, Davidson County, Tennessee.
Mail Tax Statements to: Dustin M. Sullivan and Olivia Sullivan, 2012 Hawkwell Circle, Hendersonville, TN 37075–New Owner

Signed this 5 day of May, 2026,

Signature(s) of Grantor(s):

Dustin M. Sullivan

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 5 day of May, 2026 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came **Dustin M. Sullivan**, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his/her/their free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

BEVERLY EVERSON-ASBERRY BEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 5/21/2029

PCL112116TNDQTC01010203

OATH OF CONSIDERATION

We, Dustin M. Sullivan and Olivia Sullivan, the Affiant(s), hereby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is Zero Dollars and 00/100 ($0.00).

Signed this 5 day of May, 2026.

Signatures of Affiant(s):

Dustin M. Sullivan

Olivia Sullivan

Sworn and subscribed before me this 5 day of May, 2026.

Notary Public

BEVERLY EVERSON-ASBERRY BEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 5/21/2029

PCL112116TNDQTC01010303

Tennessee Certification of Electronic Document

I, Kimmie Hotzelt, 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 5/5/26 (date of document).

Affiant Signature

5/7/26
Date

State of NC

County of Mecklenburg

Sworn to and subscribed before me this 7 day of May, 2026

AMANDA SIMPSON
NOTARY PUBLIC
Union County, North Carolina
My Commission Expires June 3, 2026

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL