Karen Johnson Davidson County
Batch# 1425590 DEEDWARR
05/27/2026 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $6,604.50
20260527-0048182

WARRANTY DEED

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF Tennessee
COUNTY OF Robertson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,785,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21st day of May, 2026 .

Notary Public

My Commission Expires: 8/1/2029

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Jaron Paul Sullivan	First Horizon Bank	131-03-2O 001.00 CO
1802 Shackleford Road	165 Madison Street	
Nashville, TN 37215	Memphis, TN 38013	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Jeffrey Christian and Carol Christian, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jaron Paul Sullivan, a single man, 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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Unit 1802 of the 1804 Shackleford Road Townhomes, a Horizontal Property Regime with Private Elements, as established by Declaration of record in Instrument No. 20220310-0027876, as amended in Instrument No. 20220824-0095682, and Instrument No. 20260224-0014621 and as shown on the Plat recorded as Exhibit "B" of said Declaration, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Jeffery Christian and Carol Christian, husband and wife, from Volunteer Bank dated January 8, 2026 and as of record in Instrument No. 20260109-0002297, said Register's Office.

This conveyance is subject to the following:

Subject to Declaration of Covenants, Conditions and restrictions of record in Instrument No. 20220310-0027876, and as amended in Instrument No. 20220824-0095682, Register's Office said County.

Subject to all matters as shown on plat of record in Plat Book 547, Page 139, said Register's Office.

Subject to all matters on Plan as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20220310-0027876 and Instrument No. 20220824-0095682, said Register's Office.

Assignment of Declarant Rights of record in Instrument No. 20220317-0031285, said Register's Office.

Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20250711-0054797, said Register's Office.

Subject to lien for special assessments as contained in the restrictions.

Subject to rights of others in and to the common areas and elements.

Subject to any and all easements and minimum building setback lines of record.

This is unimproved X improved property, known as 1802 Shackleford Road, 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 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 my hand this 21st day of May, 2026.

Jeffrey Christian

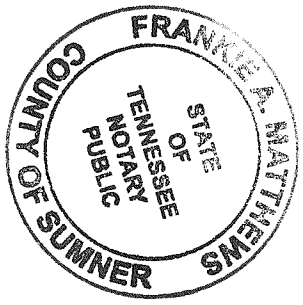
Carol Christian

STATE OF TENNESSEE
COUNTY OF ROBERTSON

On this 21st day of May, 2026, before me personally appeared Jeffrey Christian and Carol Christian, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of May, 2026.

Notary Signature
My commission expires: 1-26-28



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 21, 2026.

J. Carlton Drumwright

May 21, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 21, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY