Karen Johnson Davidson County
Batch# 1435610 DEEDWARR
06/17/2026 03:48:30 PM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20260617-0055152

Name and Address of New Owner:
Paul M Sullivan and Amy L. Sullivan, Trustees of the Sullivan Living Trust, dated 8/28/2019
4630 Brynhurst Ave
View Park-Windor Hills, CA 90043
Send Tax Bills To:
New Owner

This Instrument Prepared By:
R. Houston Akin, Attorney
Mockingbird Title & Escrow Services, LLC
611 Woodland Street
Nashville, Tennessee 37206

Map & Parcel No: 095 07 0 059.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Blake T. Mohler, and Suzanne Mohler, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Paul M. Sullivan and Amy L. Sullivan, Trustees of The Sullivan Living Trust, dated 8/28/2019,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 199 on the Plan of MERRY OAKS, of record in Plat Book 1835, Pages 67 and 68, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Blake T. Mohler and Suzanne Mohler, husband and wife, by Warranty Deed from Jacqueline M. Vanderburgh and Kyle Hollenbacher, wife and husband, of record in Instrument No. 20201028-0124771, in the Register's Office of Davidson County, Tennessee, dated October 07, 2020 and recorded on October 28, 2020.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of June, 2026.

_____ (SEAL)
Blake Mohler

_____ (SEAL)
Suzanne Mohler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2026, before me personally appeared Blake Mohler and Suzanne Mohler, 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 16th day of June, 2026.



_____
Notary Signature
My commission expires: 3/5/30

AFFIDAVIT OF VALUE

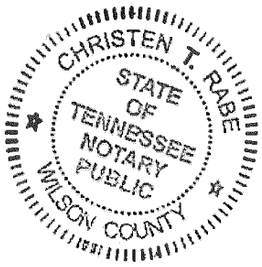
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $520,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires: 1/30/27



Certificate of Authenticity

I, Christen Rabe, 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 **June 16, 2026**.

Date

Affiant Signature

6/17/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: 8/24/27
Date

Notary's Seal (if on paper)

