Karen Johnson Davidson County
Batch # 1447330 DEEDWARR
07/15/2026 11:33:28 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20260715-0063974

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$1,200,000.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
14th DAY OF July, 2026.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: February 21, 2027
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Christopher Blake Sullivan 2601 Westwood Ave Nashville, Tennessee 37212	Truxton Trust Company 20 Burton Hills Blvd, Suite 200 Nashville, TN 37215	MAP 104 GROUP 15 0 PARCEL 360.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Dale Hire, a single man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Christopher Blake Sullivan
And
Bethany Joy Sullivan,
husband and wife

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:

Being the easterly 50 feet of the northerly 192 feet of Lot No. 20 on the Plan of Belair, of record in Book 3322, page 6, Register's Office for said County, as follows:

Said Lot fronts 50 feet on the southerly side of Westwood Avenue and runs back between parallel lines 192 feet to a dead line.

Being the same property conveyed to Dale Hire by Warranty Deed from Walter Pierce Taylor, Jr., a single man, dated November 12, 2021 and filed of record November 15, 2021 as Instrument No. 20211115-0151456, Register's Office for Davidson County, Tennessee.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 206-2-301-307, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:
1) 2026 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **2601 Westwood Avenue, Nashville, Tennessee 37212.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 14th day of July, 2026.

[redacted] Dale Hire

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, Dale Hire, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2026.

NOTARY PUBLIC

My Commission Expires: February 21, 2027

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027