Karen Johnson
Batch # 1449007
07/20/2026 09:09:50 AM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDWARR
4 pgs
20260720-0065115

Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 130 07 0 140.00

WARRANTY DEED

Property Address & New Owner:	*	Mail Tax Statement to:
JOHN D. SULLIVAN	*	John D. Sullivan
JANE MARIA SULLIVAN	*	Jane Maria Sullivan
3817 Harding Place	*	3817 Harding Place
Nashville, TN 37215	*	Nashville, TN 37215

The **GRANTOR, JOHN SULLIVAN,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

JOHN D. SULLIVAN and wife, JANE MARIA SULLIVAN,
as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION.

Being the same property conveyed to JOHN SULLIVAN by Warranty Deed of record at Instrument No. 20050104-0001313 in the Register's Office of Davidson County, Tennessee.

This conveyance subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees or any Successor Grantees and assigns in fee simple forever.

The Grantor does hereby covenant with said Grantees or any Successor Grantees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID GRANTEES OR ANY SUCCESSOR GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 14th day of July, 2026, by the undersigned.

JOHN SULLIVAN

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **JOHN SULLIVAN**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 14th day of July, 2026.

NOTARY PUBLIC

CARLISLE DALE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-9-2030

My Commission Expires: _____

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(i)(a).

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 14th day of July, 2026.

NOTARY PUBLIC

My Commission Expires:

CARLISLE DALE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 2-9-2030

Exhibit "A"

Tract I: Land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by S.R Sanford, Jr. June 28, 1947, as follows:

Beginning on the southerly margin of Harding Place, at the northwest corner of the property conveyed to James H. Curran and wife, by deed from Oscar Godwin, of record in Book 1045, Page 247, Register's Office for said County; thence with Curran's westerly line, southwardly 334 feet to Curran's southwest corner; continuing in the same direction 218.4 feet, in all 552.4 feet to the northerly margin of a 25 foot strip; thence with said strip, North 86 degrees 05 minutes west 100.61 feet; thence northwardly 206.88 feet to an iron pin; continuing in the same direction 334 feet, in all 540.88 feet to the southerly margin of Harding Place; thence with said Place, North 87 degrees 25 minutes east 100 feet to the beginning.

Tract 2: Land in the 7th Civil District of Davidson County, Tennessee, and in the rear of Walter E. Gerick and wife, Margaret W. Gerick's land at 3817 Harding Place, and being more particularly described as follows:

Beginning at the southwest corner of the said Walter E. Gerick land; thence in a southerly direction South 2 degrees, 15 minutes east, 25 feet to a point; thence in a easterly direction South 86 degrees, 05 minutes east, 100.5 feet to a point; thence in a northerly direction North 2 degrees, 15 minutes west, 25 feet to a point coinciding with the southeast corner of the said Walter E. Gerick land; thence in a westerly direction South 87 degrees, 25 minutes west, 100 feet to the point of beginning.