39B

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260755282**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $799,000.00. Affiant Subscribed and sworn to before me, this 11th day of August, 2026. Notary Public My Commission Expires: 8/22/30

Karen Johnson Davidson County
Batch # 1459338 DEEDWARR
08/13/2026 12:13:31 PM 3 pgs
Fees: $18.00 Taxes: $2,956.30
20260813-0075408

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner: Duard Stephenson Sullivan, Jr. and Madison Sullivan 4306 A Dakota Avenue Nashville TN 37209	Send Tax Bills To: First Horizon Bank 165 Madison Ave Memphis, TN 38103	Tax Information: Tax Parcel ID No. 091 16 0K 003.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Roger L. Simon and Sheryl Longin, trustees of the Simon/Longin Family Trust dated July 26, 2000, and restated on May 14, 2021, and Madeleine Simon, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Duard Stephenson Sullivan Jr. and Madison Sullivan, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of Homes at 4306 and 4304 Dakota Avenue, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing of Homes at 4306 and 4304 Dakota Avenue, a Horizontal Property Regime, of record in Instrument Number 20180313-0023813, as amended in Instrument No. 20190503-0041628, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B-2" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Roger L. Simon and Sheryl Longin, trustees of the Simon/Longin Family Trust dated July 26, 2000, and restated on May 14, 2021, and Madeleine Simon, by Warranty Deed from Charlene G. Garrett, Trustee of Charlene G. Garrett Revocable Trust dated February 13, 2018, of record in Instrument No. 20210608-0076628, in the Register's Office of Davidson County, Tennessee, dated June 04, 2021 and recorded on June 08, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Charlotte Park Company's First Addition, as recorded in Plat Book 57, Page(s) 103.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20180313-0023813, as amended in Instrument No. 20190503-0041628.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20190507-0042803.

This is improved property located at 4306 A Dakota Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2026.

The Simon/Longin Family Trust dated July 26, 2000, and restated on May 14, 2021

By: _____
Roger L. Simon, Trustee

By: _____
Sheryl Longin, Trustee

_____
Madeleine Simon

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~) Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Roger L. Simon and Sheryl Longin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Simon/Longin Family Trust dated July 26, 2000, and restated on May 14, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 10th day of August, 2026.

MARIA D NELSON
Notary Public - State of Florida
Commission # HH 803136
My Comm. Expires Jul 16, 2030
Bonded through National Notary Assn.

_____
Notary Public

* STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Madeleine Simon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2026.

_____
Notary Public
My Commission Expires: _____

* SEE NEXT PAGE FOR NOTARY OF MADELEINE SIMON

This is improved property located at 4306 A Dakota Avenue Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2026.

The Simon/Longin Family Trust dated July 26, 2000, and restated on May 14, 2021

By: _____
Roger L. Simon, Trustee

By: _____
Sheryl Longin, Trustee

_____
Madeleine Simon

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Roger L. Simon and Sheryl Longin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of the Simon/Longin Family Trust dated July 26, 2000, and restated on May 14, 2021, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 10th day of August, 2026.

MARIA D NELSON
Notary Public - State of Florida
Commission # HH 803136
My Comm. Expires Jul 16, 2030
Bonded through National Notary Assn.

_____
Notary Public

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Miami-Dade

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Madeleine Simon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of August, 2026.

_____
Notary Public
My Commission Expires: July 16, 2030

MARIA D NELSON
Notary Public - State of Florida
Commission # HH 803136
My Comm. Expires Jul 16, 2030
Bonded through National Notary Assn.