Karen Johnson Davidson County
Batch# 1483538 DEEDWARR
10/13/2026 12:47:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20261013-0094056

NAME AND ADDRESS OF NEW OWNER:
Johnny M. Sullivan
2819 Craythorne Drive
Murfreesboro, Tennessee 37129

SEND TAX NOTICES TO:
Owner

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map & Parcel 091031B21700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Cayman Gainey**, unmarried, and **Harvey N. Gainey, III** and wife, **Michelle B. Gainey**, have this day bargained and sold and do hereby transfer and convey unto **Johnny M. Sullivan**, married ("Grantee"), his heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit 217, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions fur Silo West Nashville Master Condominium, a Horizontal Property Regime with Private Elements of record as Instrument No. 20200915-0105204 and First Amendment to Declaration for Silo West Nashville Master Condominium of record as Instrument No. 20211026-0143658, Instrument No. 20220803-0088689 and Instrument No. 2022082."l-0094974, and being shown on Plat attached thereto as Exhibit "B". In the Register's Office for Davidson County, Tennessee, to which Plan reference Is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Cayman Gainey, Harvey N. Gainey, III and wife, Michelle B. Gainey, by deed from Jason Kothera appearing of record in Instrument No. 20221114-0121135, of the Register's Office's of Davidson County, Tennessee.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

DocumentId:: 1256057

This is improved property having an address of 1677 54th Ave N., Unit #217, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same, and that it is unencumbered except as set forth above and by lien of the 2026 real property taxes, which taxes are being prorated between the parties herein, with the Grantee to pay said taxes when due.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS on this 9 day of October, 2026.

Cayman Gainey
Signed with Stavvy

Cayman Gainey

Signed with Stavvy

Harvey N. Gainey, III

Michelle B. Gainey
Signed with Stavvy

Michelle B. Gainey

26229

STATE OF Tennessee)
ss.
COUNTY OF Williamson)

Before me, the undersigned notary public, on this the 9 day of October, 2026, personally appeared Cayman Gainey, Harvey N. Gainey, III and wife, Michelle B. Gainey, by means of an interactive two-way audio and video communication, known to me (or proved to me through satisfactory evidence) to be the persons whose names are subscribed to the foregoing instrument (Warranty Deed), and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

(This notarial act was an online notarization, and the signature notarized was an electronic signature).

DANIEL SCARBOROUGH
State of Tennessee Notary Public
County of Williamson
My Commission Expires January 7, 2030

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Daniel Scarborough
Signed with Stavvy

Notary Public
State of Tennessee
My Commission Expires: 1/ 7/2030

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$275,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 13 day of October, 2026.

My Commission expires: 7/30/29

Notary Public

GEORGE H. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

26229

True Copy Certification

I, George H. White, 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 October 13, 2026.

Executed this the 13th day of October, 2026.

George H. White

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS my hand and official seal, this the 13th day of October, 2026.

Mary M. Richardson

Notary's Signature

My Commission Expires: 11/28/26

