## WARRANTY DEED

Karen Johnson Davidson County
Batch# 244566 DEEDWARR
06/17/2019 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20190617-0058225

File No. TE0005358

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of June, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY**
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joseph Erickson, et al. | Same as New Owner | |
| (NAME) | (NAME) | |
| 8514 Verde Park Circle | | 095-08-0-086.00 |
| (ADDRESS) | (ADDRESS) | |
| Las Vegas, NV 89129 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **John Sanders and Sarah Sanders, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Erickson, married to Elaine Erickson (as to a 1/3 undivided interest), Elaine Erickson, married to Joseph Erickson (as to a 1/3 undivided interest), and Nathan Wayne Erickson (as to a 1/3 undivided interest), as tenants in common,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**Land in Davidson County, Tennessee being Lot No. 9 and a Reserved Strip lying southeasterly of said Lot No. 9 on the Plan of Spring Valley Acres, of record in Book 2854, Page 60, Register's Office for said county, described together as follows:**

**Beginning at a point in the easterly margin of Graylynn Drive at the southwest corner of said Lot No. 9, thence with the margin of Graylynn Drive northerly 198 feet to a point at the beginning of a curve; thence around said curve, northeasterly 39.3 feet to a monument in the southerly margin of an unnamed street; thence with the margin of the same, southeasterly 203.9 feet to a monument in the easterly line of said Subdivision; thence South 42 22 West 245 feet to a corner post; thence North 61 55 West 194.3 feet to the point of beginning.**

**Being the same property conveyed to John Sanders and Sarah Sanders, a married couple, by Warranty Deed from Donna Lynn Clarke, unmarried, and Robert Scott Clarke, unmarried, as personal representatives of the Estate of Dora C. Clarke, also known as Dora Givens Clarke, of record in Instrument No. 20160303-0020211, in the Register's Office of Davidson County, Tennessee, dated March 1, 2016 and recorded on March 3, 2016.**

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 13th day of June, 2019.

**John Sanders**

**Sarah Sanders**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John Sanders and Sarah Sanders, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 13th day of June, 2019.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My commission expires: 1/3/23

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

# True Copy Certification

I, Leslie A. Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

