Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Name and Address of New Owner:
Keaton Sanders and Carl Sanders, Jr.
1248 Lowes Lane
Goodlettsville, TN 37072

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 033-00-0-157

Karen Johnson Davidson County
Batch# 295427 DEEDWARR
10/03/2019 10:56:25 AM 2 pgs
Fees: $13.00 Taxes: $1,331.63
20191003-0101193

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Gellin and Jackson Properties LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Keaton Sanders, unmarried, and Carl Sanders, Jr., unmarried, as joint tenants with full rights of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being all of that certain land or lot as described in Davidson County, Tennessee as follows to wit:

A tract of land in the Tenth Councilmanic District of Davidson County, Tennessee, being Lot No. 2 of the Newman Subdivision, as recorded in Book 11190, Page 84, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a monument in the north right—of—way Lowes Lane, same being the southwest corner of Lot No. 1 and the southeast corner of Lot No. 2, thence with the right—of—way of Lowes Lane S 88°30'47" W 188.97' to an iron pin, thence leaving the right—of-way and with Downey as described in Book 4567, Page 918, R.O.D.C., TN. N 2°44'15" W 742.46' to an iron pin, being the common rear corner of Lots No. 14 and 15 of Birdwell Subdivision, as recorded in Book 8250, Page 409, R.O.D.C., TN. thence with Lot No. 15 S 77°59'24" E 116.69' to an iron pin, thence with Graves S 2°30'41 " E 183.00' to an iron pin, thence S 73°03'53" E 13.06' to an iron pin, thence S 32°42'17" E 108.86" to an iron pin, thence leaving Graves and with Lot No. 1 S 4930'12" E 21-1 .94' to a concrete monument, thence S -3°37'18" E 226.66' to: the point of beginning, containing 2.69 acres more or less.

Being the same property conveyed to Gellin and Jackson Properties, LLC, a Tennessee limited liability company by Warranty deed from Triphenia Eva, dated 2/24/2017 and filed of record in Instrument No. 20170301-001988, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 1248 Lowes Lane, Goodlettsville, TN 37072

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of September, 2019.

Gellin and Jackson Properties LLC, a Tennessee Limited Liability Company

By: Gellin and Jackson Properties LLC (SEAL)
Sharon Gellin, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Notary Public, of the state and county mentioned, personally appeared Sharon Gellin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Sole Member of Gellin and Jackson Properties LLC, the within named bargainor, a Limited Liability Company, and that such Sharon Gellin as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of September, 2019.

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Signature

Printed Name: Greg Fairbetter

My commission expires: 11/8/2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $359,900.00, 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 this
30th day of September, 2019.

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Notary Public
My commission expires:
File No. 19-610