Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

20-CD-326

WARRANTY DEED

Karen Johnson Davidson County
Batch# 405682 **DEEDWARR**
05/26/2020 12:23:45 PM 2 pgs
Fees: $13.00 Taxes: $754.80

20200526-0053966

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0359

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Max Enterprise, LLC	NEW OWNER	Map: 07505010700
(NAME) 2604 Nolensville Pike Ste C	(NAME)	
(ADDRESS) Nashville TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FOUR THOUSAND AND NO/100 DOLLARS ($204,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID E. SAUNDERS AND WIFE, JACQUELYN G. SAUNDERS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MAX ENTERPRISE, LLC,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 9, on the Plan of Section One, Hermitage Place, of record in Plat Book 6900, Page 206, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David E. Saunders and wife, Jacquelyn G. Saunders, by deed from Lannie Johnson and Kelsie Johnson, of record in Instrument No. 20050429-0048014, dated April 28, 2005, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 206, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 7893, Page 636, Register's Office for said County.

The signature of David E. Saunders and Jacquelyn G. Saunders is signed by his/her duly appointed Attorney-in-Fact, Linda Saunders Licari, pursuant to the Power of Attorney of record in Instrument 20200515-0050860, and Instrument 20200515-0050861, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 183 Bonnafield Drive, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 21st day of May, 2020.

David E. Saunders by Linda Saunders Licari as Attorney-in-Fact
David E. Saunders
By: Linda Saunders Licari, as Attorney in Fact

Jacquelyn G. Saunders by Linda Saunders Licari as Attorney-in-Fact
Jacquelyn G. Saunders
By: Linda Saunders Licari, as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Linda Saunders Licari, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument on behalf of David E. Saunders and Jacquelyn G. Saunders, as his/her/their Attorney-in-Fact, as the free act and deed of the within named David E. Saunders and Jacquelyn G. Saunders.

Witness my hand and official seal this 21st day of May, 2020.

My Commission Expires: 5.2.22

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.