Karen Johnson Davidson County
Batch# 502562 DEEDWARR
10/28/2020 12:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201028-0125060

Prepared By:
Timios, Inc.

5716 Corsa Ave., Suite 102

Westlake Village, CA 91362

Phone: (877) 884-6467
RF2047885
After Recording Return To:
WALTER I SANDS
1620 COMANCHE RUN,
MADISON, TN 37115-5633

Send Tax Bills To: Grantee:
WALTER I SANDS
1620 COMANCHE RUN,
MADISON, TN 37115-5633

WARRANTY DEED

PARCEL NUMBER: 053140A00800CO

THIS INDENTURE, made this 31 day of August, 2020, by and between WALTER I. SANDS, UNMARRIED WHO ACQUIRED TITLE AS MARRIED, party or parties of the first part, hereinafter collectively referred to as GRANTOR, and WALTER I SANDS, UNMARRIED as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: For and in consideration of TEN Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

THE FOLLOWING CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

LOT NUMBER 8 ON THE PLAN OF THE WOODS OF NEELY'S BEND, PHASE 1, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN PLAT BOOK 9700, PAGE 928, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION. OF SAID LOT.

PARCEL: 053140A00800CO

BEING THE SAME PROPERTY CONVEYED TO WALTER I. SANDS, MARRIED BY DEED FROM WALTER I. SANDS AND KRISTEN M. SANDS RECORDED 08/18/2016 IN INSTRUMENT NO. 201608180086511, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Witness 1

WALTER I SANDS

Witness 2

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared WALTER I SANDS, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 31 day of August, 2020.

My Commission Expires: 07/17/2023

Notary Public

HELEN F MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/17/2023
SUMNER COUNTY

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Walter I Sands

Sworn to and subscribed before me this 31 day of August, 2020.

My Commission Expires: 07/17/2023

Notary Public

HELEN F MACKEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
07/17/2023
SUMNER COUNTY

True Copy Certification

I, LINDA BROWN 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.

Linda Brown
Signature LINDA BROWN

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Personally appeared before me, Irma Perez, a Notary Public for this county and state, LINDA BROWN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

MARCH 20, 2021

IRMA L. PEREZ
COMM. #2187422
Notary Public - California
Los Angeles County
My Comm. Expires Mar. 20, 2021

NRO1 NRO1