BOX 10-B

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$367,000.00**

David Harrell

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2020.

Lee A. Cohen

Notary Public

MY COMMISSION EXPIRES: **MAY 2, 2022**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID HARRELL, ET UX	**SAME**	**102-03-0-041.00**
(NAME)	(NAME)	
6704 DARDEN PLACE		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 515582 **DEEDWARR**
11/12/2020 03:38:32 PM 2 pgs
Fees: $13.00 Taxes: $1,357.90

20201112-0133728

WARRANTY DEED

FOR AND IN 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, **I, BETTY J. SAUNDERS, TRUSTEE OF BETTY J. SAUNDERS LIVING TRUST DATED AUGUST 12, 2020,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID HARRELL AND WIFE, PATRICIA HARRELL,** 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:

Land in Davidson County, Tennessee, being Lot(s) 1329, as shown on the map entitled Charlotte Park, Section 17, of record in Plat Book 3600, Pages 21 and 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DONALD E. SAUNDERS AND WIFE, BETTY SAUNDERS, by deed from G.H. TODD AND H.B. SHEETS, of record in Book 3679, Page 527, dated February 21, 1964, said Register's Office.

Further being the same property conveyed to THE DONALD E. SAUNDERS & BETTY J. SAUNDERS REVOCABLE LIVING TRUST, DONALD E. SAUNDERS & BETTY J. SAUNDERS, TRUSTEES, by quitclaim deed from DONALD E. SAUNDERS & BETTY J. SAUNDERS, of record in Instrument No. 200005050045552, dated April 11, 2000, said Register's Office. DONALD E. SAUNDERS having since died on or about July 12, 2018.

Further being the same property conveyed to BETTY J. SAUNDERS, TRUSTEE OF THE BETTY J. SAUNDERS LIVING TRUST DATED AUGUST 12, 2020, by quitclaim deed from BETTY J. SAUNDERS, TRUSTEE OF THE DONALD E. SAUNDERS & BETTY J. SAUNDERS REVOCABLE TRUST, of record in Instrument No. 20200818-0092779, dated August 12, 2020, said Register's Office.

This conveyance is subject to matters shown on the Plan of record in Book 3600, pages 21 and 22; Restrictive Covenants of record in Book 3641, page 150; and any and all easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as **604 CONTINENTAL DRIVE, NASHVILLE, TN 37209**
(House Number) (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 my hand this12th day of November, 2020.

Betty J. Saunders (Trustee)

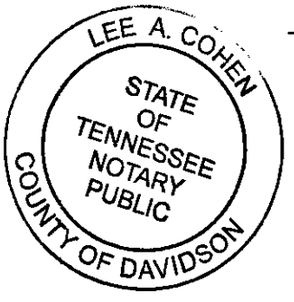
BETTY J. SAUNDERS, TRUSTEE OF BETTY J. SAUNDERS LIVING TRUST DATED AUGUST 12, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BETTY J. SAUNDERS, TRUSTEE OF BETTY J. SAUNDERS LIVING TRUST DATED AUGUST 12, 2020,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12th day of November, 2020.

My commission expires: **MAY 2, 2022.**



Lee A. Cohen

Notary Public