Karen Johnson Davidson County
Batch# 547386 DEEDWARR
01/05/2021 01:40:30 PM 4 pgs
Fees: $23.00 Taxes: $767.75
20210105-0001708

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 9/24/24
(AFFIX SEAL)

W. BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

02-NSH20-00968

Address of New Owner:	Send Tax Bills to:	Tax Information:
Loree C. Beard 154 Oak Valley Drive Nashville, TN 37207	Loree C. Beard 154 Oak Valley Drive Nashville, TN 37207	060-03-0-128.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Odell Sanders, III, and Sheila James, heir at law of Dorothy L. Sanders, deceased,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Loree C. Beard,** hereinafter called the Grantees, their successors 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. 17, on the plan of Section One, Oak Park Subdivision, as shown by plat of record in Book 3600, Page 84, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

24 month chain of title:

Being the same property conveyed to Odell Sanders, Jr. and wife, Dorothy L. Sanders by deed from Mary Merinda Peters, dated July 15, 1983, recorded August 1, 1983, of record in Book 6106, Page 780, in the Register's Office for Davidson County, Tennessee. The said Odell Sanders, Jr. having since died on July 3, 2015 while married to Dorothy L. Sanders. The said Dorothy L. Sanders having since died on December 31, 2017, a widow. Affidavit of Heirship of record in Instrument No. 20200902-0099533, said Register's Office. Odell Sanders, III and Sheila James are the heirs at law of Dorothy L. Sanders, deceased.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 154 Oak Valley Drive, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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.

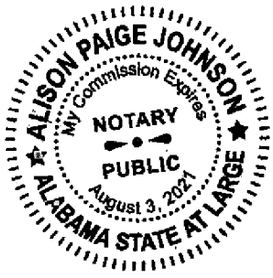
WITNESS my hand this 30th day of December, 2020

Odell Sanders, III, heir of land of Dorothy L. Sanders, deceased
Odell Sanders, III,

STATE OF ~~TENNESSEE~~ ALABAMA
COUNTY OF MONTGOMERY.

I, ALISON PAIGE JOHNSON a Notary Public for the County of MONTGOMERY and State of ALABAMA, do hereby certify that Odell Sanders, III, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Notary Public
My Commission Expires:
08-03-2021
(SEAL)



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 30th day of December, 2020

Sheila James, heirat law of Dorothy L. Sanders
Sheila James

STATE OF Texas
COUNTY OF Harris

I, Aretta Hoffman, a Notary Public for the County of Harris and State of Texas, do hereby certify that Sheila James, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Aretta M Hoff
Notary Public
My Commission Expires: 02/07/2021

(SEAL)

ARETTA M HOFFMAN
Notary Public, State of Texas
Comm. Expires 02-07-2021
Notary ID 130997947

True Copy Certification

I, Spencer Gross, 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.

Signature

SPENCER RYAN GROSS
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
MY COMMISSION EXPIRES 8-11-2023

State of Tennessee

County of Williamson

Personally appeared before me, W. Brad Lehman, a notary public for this county and state, 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: 09/21/2024

W. BRAD LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY