(1)

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 579485 **DEEDWARR**
02/26/2021 01:10:53 PM 2 pgs
Fees: $13.00 Taxes: $703.00

20210226-0024763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF Feb, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sanders, LLC	New Owner	
(NAME)	(NAME)	
2721 Westwood Dr.		150 07 0 110.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **LESLEY ANNE KUPFERER, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 No.104, Re-Subdivision of Lots 102, 103, 104, 105, of "The Country, Section 4-A", as shown on plat of record in Plat Book 5190, Page 360, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas C. Kupferer, Jr., a married man and Thomas Patrick Bennett, an unmarried man, by Warranty Deed from Edward M. Evans, and Wife, Merilyn M. Evans, of record in Instrument No. 20050920-0112929, in the Register's Office of Davidson County, Tennessee, dated September 09, 2005 and recorded on September 20, 2005.

Being the same property conveyed to Thomas C. Kupferer, Jr., a married man, by Quit Claim Deed from Thomas C. Kupferer, Jr., a married man and Thomas Patrick Bennett, an unmarried man, of record in Instrument No. 20151124-0118979, in the Register's Office of Davidson County, Tennessee, dated November 20, 2015 and recorded on November 24, 2015. The said Thomas C. Kupferer, Jr., a widow, died on August 04, 2019. Lesley Anne Kupferer is the devisee under the Will of Thomas Charles Kupferer, Jr. aka Thomas C. Kupferer, Jr. probated under Docket No. 19P2090 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

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

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

unimproved _
This is improved x property, known as 3148 Country Meadow Rd., Antioch, TN 37013

(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 this 26 day of February, 2021

Lesley Anne Kupferer

LESLEY ANNE KUPFERER

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 Lesley Anne Kupferer, 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 this 26 day of February, 2021.

Commission expires:

Notary Public