Karen Johnson Davidson County
Batch# 679387 DEEDWARR
07/19/2021 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20210719-0096665

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03/08/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th DAY OF July, 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
Jim Simpson and Mary Elizabeth Long Simpson	New Owner	
(NAME)	(NAME)	061 15 0 028.00
1018 Maplewood Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, **SANDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JIM SIMPSON AND MARY ELIZABETH LONG SIMPSON, HUSBAND AND WIFE,** 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. 49 and the southerly half of Lot No. 50 on the map of the Subdivision of Maplewood Home Tract, as of record in Book 421, Page 174, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to N. Eddie Montgomery, Trustee, by Warranty Deed from Rena Elizabeth Fuqua, of record in Book 6562, Page 744, in the Register's Office of Davidson County, Tennessee, dated May 20, 1985 and recorded on May 22, 1985.

Being the same property conveyed to Lee E. Cranford, Trustee, by Quit Claim Deed from N. Eddie Montgomery, Trustee, of record in Book 6661, Page 183, in the Register's Office of Davidson County, Tennessee, dated September 10, 1985 and recorded on September 20, 1985.

Being the same property conveyed to Robert Hite, by Quit Claim Deed from Lee E. Cranford, Trustee, of record in Book 6661, Page 183, in the Register's Office of Davidson County, Tennessee, dated September 10, 1985 and recorded on September 20, 1985.

Being a part of property conveyed to Sanders LLC by Quit Claim Deed from Robert S. Hite a/k/a Robert Hite, of record in Instrument No. 20200709-0074392, in the Register's Office of Davidson County, Tennessee, dated July 03, 2020 and recorded on July 09, 2020.

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.

unimproved
This is improved x property, known as 3917 Baxter Ave, Nashville, TN 37216
(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 12 day of July, 2021

SANDERS, LLC

BY: _____

ROBERT S. HITE, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Robert S. Hite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Sanders, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 12 day of July, 2021.

Commission expires:

KEVIN D. MOSLEY
STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 10-02-23

_____
Notary Public

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 07/14/2021 (date ~~of document~~).

Affiant Signature

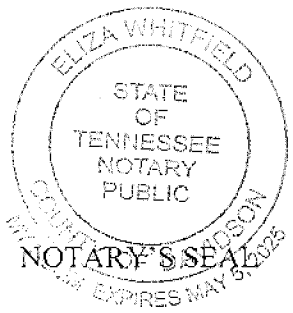
07/14/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of July, 2021.

Notary's Signature



NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025