WARRANTY DEED

Karen Johnson Davidson County
Batch# 681790 DEEDWARR
07/22/2021 01:12:09 PM 2 pgs
Fees: $13.00 Taxes: $1,546.60

20210722-0098645

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $418,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/8/25

(AFFIX SEAL)

AMY POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William Hays Carver	CAPSTAR / FARMINGTON	
(NAME)	(NAME)	
18 Twin Oaks Drive	2002 RICHARD JONES RD SUITE 300A	133-04-0-A-011.00CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	NASHVILLE, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **We Samatha Sanchez and Michael Sanchez, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William Hays Carver and Kelly Ann Carver, husband and wife**, hereinafter called the GRANTEE(S), their 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. 11 on the Plan of Twin Oaks Subdivision Section 2, Phase 2, of record in instrument No. 20021206-0150674, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Samantha Sanchez and Michael Sanchez, wife and husband by Warranty Deed from Kenneth A. Degenhardt, unmarried, dated 12/28/2015 and recorded 01/05/2016, of record in Instrument 201601050000821, Register's Office for Davidson County, Tennessee.

All matters as set forth per plats of record in Plat Book 7900, Page 70 and Instrument 200212060150674, Register's Office for Davidson County, Tennessee. Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument 200410140123735, said Register's Office. Charter of Twin Oaks Section Two Homeowners Association of record in Instrument 200410140123734, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 18 Twin Oaks Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 1292316
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 15th day of July, 2021.

Samatha Sanchez

Michael Sanchez

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samatha Sanchez and Michael Sanchez, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of July, 2021.

Notary Public
My Commission Expires: 3-8-25

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

