Karen Johnson Davidson County
Batch# 692471 DEEDWARR
08/06/2021 12:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20210806-0106294

WARRANTY DEED

KENYON J. SALES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 09, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stephen Saunders and Mary McLeod Llewellyn	SWBC Mortgage Corporation	Parcel ID: 132-01-0-020.00-000
(NAME) 4025 Lealand Lane	(NAME) 9311 San Pedro Ave., Suite 100	
(ADDRESS) Nashville, TN 37204	(ADDRESS) San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jordan Anderson and Jessica Anderson, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephen Saunders and Mary McLeod Llewellyn, 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 part of Lot Nos. 8 and 9 of Block 15 on the Plan of College Park of record in Plat Book 843, Page 29, in the Register's Office for Davidson County, Tennessee, described according to a survey made by E.L. Miller, Jr. and Company, May 16, 1961, as follows:

Beginning on the Westerly margin of 10th Avenue South or Lealand Lane, formerly Nashville Railway and Light Company Glendale Car Line right of way at the Northeast corner of the property conveyed to Robert H. Wright and wife, by deed from Harvey G. Crawford and wife, of record in Book 3000, Page 267, said Register's Office; thence with said Avenue North 17° 15' East 144.8 feet on the Southerly margin of Belvidere Drive; thence with the same North 87° 15' West 174 feet; thence South 32° 30' West 102 feet; thence Southeasterly 196 feet, more or less, to the beginning.

Being the same property conveyed to Gary Will and Teresa Will, husband and wife, by Warranty Deed from 4025 Lealand Lane, LLC, a Tennessee Limited Liability Company dated October 29, 2015 recorded November 04, 2015, of record as Instrument No. 20151104-0112312 Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Jordan Anderson and Jessica Anderson, husband and wife, by Warranty Deed from Gary Will and Teresa Will, husband and wife dated February 22, 2021 recorded February 26, 2021, of record as Instrument No. 20210226-0024428 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4025 Lealand Lane, Nashville, TN 37204

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 our hands this 2ND day of AUGUST, 2021

Jordan Anderson

Jessica Anderson

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jordan Anderson and Jessica Anderson, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd day of August, 2021.

Notary Public

My Commission Expires:

(SEAL)

WILLIAM D. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2023

Certificate of Authenticity

I, **Doné Oglesby**, 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 **August 2, 2021**.

Date

Affiant Signature

08/05/2021

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **5th** day of **August**, 20**21**.

Notary's Signature

My Commission Expires: 7/22/2022

Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY