THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
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Hendersonville, Tennessee 37075
(615) 246-2544

Karen Johnson Davidson County
Batch# 695813 DEEDWARR
08/12/2021 11:13:04 AM 3 pgs
Fees: $18.00 Taxes: $2,312.50

20210812-0108805

BOX #14

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Asneed2. G.P. 3603 Meadowbrook Ave. Nashville TN 37205	Same	068 00 0 032.00

FOR AND IN CONSIDERATION of the sum of Six Hundred Twenty-Five Thousand and 00/00 Dollars ($625,000.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WILLIAM CASH SANDERS, JR., TRUSTEE OF THE WILLIAM CASH SANDERS, JR. REVOCABLE LIVING TRUST, DATED SEPTEMBER 21, 2018, a resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these present, transfers and conveys unto ASNEED2. G.P., a Tennessee general partnership ("Grantee"), its successors and/or assigns, that certain real property located in Davidson County, Tennessee, being more particularly described on the Exhibit A attached hereto (the "Subject Property"):

The Subject Property is improved property known as 4511 Amy Lynn Drive, Nashville, Tennessee 37218. The Subject Property is conveyed to Grantee subject to (i) taxes and assessments which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all applicable governmental and zoning regulations, (viii) matter which may be revealed by a survey, and (ix) all rights and interests of parties in possession as tenants only.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds himself and his heirs, successors and/or assigns to warrant and forever defend the title to the Subject Property to Grantee, its successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has hereunto set his signature, this 11th day of August, 2021.

GRANTOR:

WILLIAM CASH SANDERS, JR., Trustee of
The William Cash Sanders, Jr. Revocable Living
Trust, dated September 21, 2018

STATE OF TENNESSEE)

COUNTY OF Sumner)

Before me, Amy Hankins, a Notary Public of said County and State, personally appeared William Cash Sanders, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee (or other officer authorized to execute the instrument) of THE WILLIAM CASH SANDERS, JR. REVOCABLE LIVING TRUST, DATED SEPTEMBER 21, 2018, the within named bargainor, a Tennessee community property trust, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as Trustee.

Witness my hand and seal, at Office in Hendersonville, Tennessee, this 11th day of August, 2021.

Amy Hankins

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

STATE OF TENNESSEE

COUNTY OF Sumner)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Six Hundred Twenty-Five Thousand and 00/100 Dollars ($625,000.00).

AFFIANT

Sworn to and subscribed before me, this 11th day of August, 2021.

Amy Hankins

Notary Public

My Commission Expires: 7/2/2024

AMY HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

BEING located and situated in the 13th Civil District of Davidson County, Tennessee, and further described as follows: Beginning in the center of Hydes Ferry Pike at a point 915 feet Northeast from where the Tennessee Central Railroad right-of-way crosses the said Hyde Ferry Pike, the same being the Northeast corner of 7.73 acres of land conveyed by J. L. Ezell et al, to J. W. Walkup and wife by deed of record in Book No. 566 and Page 515, of the Register's Office for Davidson County Tennessee, said point being on opposite the Easterly line of the land hereby conveyed and described; Thence Southerly 4-3/4 degrees East 690 feet to a fence, and the Northerly boundary of the Tennessee Central Right-of Way; thence Westerly with said right-of way 360 feet to a point; thence Northerly and with the Westerly boundary line of the tract hereby described and conveyed Northerly 400 feet to the center of said Hydes Ferry Pike; thence with the said center of said Pike and Easterly 340 feet to the place of the beginning.

BEING the same property conveyed unto William C. Sanders, Jr. and wife, Shirley Sanders, by Quitclaim Deed from Vera Scott, of record in Book 7511, page 81, said Register's Office. Shirley Sanders having since died on November 29, 2017, leaving William C. Sanders, Jr. as sole owner.

FURTHER BEING the same property conveyed unto William C. Sanders, Jr., Trustee of The William C. Sanders, Jr. Revocable Living Trust, dated September 21, 2018, by Quitclaim Deed from William C. Sanders, Jr., of record as Instrument No. 20181004-0098541, dated September 28, 2018 said Register's Office. William C. Sanders, Jr. is one and the same as William Cash Sanders, Jr.