Karen Johnson Davidson County
Batch# 702873 DEEDWARR
08/23/2021 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,169.20
20210823-0113571

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $316,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2021.

Eliza Whitfield
Notary Public

MY COMMISSION EXPIRES:
5-5-2025
(AFFIX SEAL)

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

05-NSH21-02585

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sarah Sanders and Matthew Teague 4700 Whites Creek Pine, Whites Creek, TN 37189	Sarah Sanders and Matthew Teague 4700 Whites Creek Pine, Whites Creek, TN 37189	042 04 0 012.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David W. Vick, A Married Man, and Virginia Vick Hanna, An Unmarried Woman,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sarah Lynn Sanders and James Matthew Teague, Wife and Husband**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Being Lot No. 84 on the Plan of Primrose Acres, of record in Book 2663, pages 106 (erroneously shown as 160) and 107, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David W. Vick and Virginia Vick Hanna, each a 1/2 undivided interest, by Quitclaim Deed from Betty Primm Vick, William W. Vick, of record in Instrument No. 20150929-0098784, in the Register's Office of Davidson County, Tennessee, dated July 10, 2015 and recorded on September 29, 2015.

Being the same property conveyed to Betty Primm Vick, William W. Vick, David W. Vick and Virginia Vick Hanna, by Quitclaim Deed from Virginia Vick Hanna, executrix for The Estate of Wilma June Murphree, of record in Instrument No. 20121011-0093179, in the Register's Office of Davidson County, Tennessee, dated October 02, 2012 and recorded on October 11, 2012.

Being the same property conveyed to Wilma J. Murphree, unmarried by Warranty Deed from Frank L. Davis and wife, Julia Frances Davis, as tenants in common, of record in Book 4813, Page 725, in the Register's Office of Davidson County, Tennessee, dated May 07, 1974 and recorded on May 09, 1974. The said Wilma J. Murphree deceased on February 11, 2010 as shown in the Probate Court Case No. 2010P-120.

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

This property is improved property known as: 400 Hamblen Dr, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 16th day of August, 2021

David W. Vick

Virginia Vick Hanna

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 16th day of August, 20 21, before me personally appeared David W. Vick and Virginia Vick Hanna, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

LATIKA RINI FARNELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 03/21/2022

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 08/23/2021 (date ~~of document~~).

Affiant Signature

08/23/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 23rd day of August, 2021.

Eliza Whitfield
Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025

MY COMMISSION EXPIRES: 5-5-2025