Karen Johnson Davidson County
Batch# 705366 DEEDWARR
08/26/2021 10:49:40 AM 2 pgs
Fees: $13.00 Taxes: $1,363.45
20210826-0115315

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
Sanders, LLC
2721 Westwood Drive
Nashville, TN 37204

SEND TAX BILL TO:
New Owner

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

MAP/PARCEL: **119 04 0 095.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE" and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **JOE M. FREEMAN, married,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **SANDERS, LLC, a Tennessee limited liability company,** hereinafter called the "GRANTEE," its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being described as follows, to-wit:

Being all of Lot No. 30, Section 3, GLENCLIFF ESTATES, according to plat and survey of same appearing of record in Plat Book 1424, page 1, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 30 fronts 100 feet on the southerly side of Lawndale Drive and runs back 533.9 feet on the easterly line and 489.9 feet on the westerly line to a dead line, measuring 119.4 feet thereon.

Being all of the same property conveyed to Joe M. Freeman by Quitclaim Deed dated January 4, 2021, of record in Book 20210108-0004111, Register's Office of Davidson County, Tennessee.

The captioned property is subject to restrictive covenants per plat and of record in Deed Book 4369, page 214, said Register's Office.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above-described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 326 Lawndale Drive, Nashville, Tennessee 37217.

Subject property is not now, nor has ever been, the principal residence of Grantor or his spouse.

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, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever.

BOX 10-A

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 24TH day of HUGUST, 2021.

Joe M. Freeman

JOE M. FREEMAN

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public for said County and State, **JOE M. FREEMAN,** the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office on the 24TH day of HUGUST, 2021.

LARRY K. TOLBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 12-14-23

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$368,500.00.**

Joe M. Freeman
AFFIANT

SUBSCRIBED AND SWORN TO before me on this 24TH day of HUGUST, 2021.

LARRY K. TOLBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 12-14-23