Karen Johnson Davidson County
Batch# 710956 DEEDWARR
09/07/2021 12:46:33 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20210907-0119598

WARRANTY DEED

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transaction is $500,000.00.

Carolyn Adams
Affiant

This Instrument Prepared By:
Freelance Searches, Inc.
1648 Pawnee Trail
Madison, TN 37115
Based Upon Information Furnished By The Parties

Subscribed and sworn to before me this 26th day of August, 2021.

ALICIA M. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TN

Notary Public
My Comm. Expires: 3/1/2025

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Carolyn Adams	SAME	Map 63
510 Menees Lane		Parcel 179.00
Madison, TN 37115		

For and in consideration of the sum of Ten Dollars, cash in hand paid, by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Robert L. Sanford, and wife, Erika Sanford, as sole heirs-at-law of ROBERT ERIK SANFORD, deceased, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CAROLYN ADAMS AND HUSBAND, AARON ADAMS, their successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee being Lot No. 2 of the Ben C. Donnell property of record in Book 5190, page 156, Register's Office for Davidson County, Tennessee, and described according to a survey made by Bruce Rainey & Assoc., Land Surveyors, dated June 26, 1978, and more particularly described as follows:

BEGINNING at a point in the north right-of-way of Menees Lane, said point being the southeast corner of Lot No. 1; thence in a northerly direction N 6 deg. 22' 04" E 600.07 feet to a point; thence in an easterly direction, S 81 deg. 27'54" E 100.00 feet to a point; thence in a southerly direction S 6 deg. 21' 40" W 596.16 feet to a point; thence in a westerly direction N 83 deg. 42' 33" W 100.00 feet to the point of beginning.

Being the same property conveyed to Robert Erik Sanford by deed from Mark Douglas Macy and wife, Margie Fay Macy, of record in Book 11492, page 977, Register's Office for Davidson County, Tennessee; the said Robert Erik Sanford having since died, leaving as his sole heirs-at-law his parents, Robert L. Sanford and wife, Erika A. Sanford.

This is improved property known as: 510 Menees Lane, 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 Grantees, their successors, heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said property in fee simple, have a good and perfect right to convey it, and the same is unencumbered; 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 successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of gender shall be applicable to all genders.

Witness our hands on this the 26th day of August, 2021.

Robert Sanford
Robert L. Sanford

Erika A. Sanford
Erika A. Sanford

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERT L. SANFORD AND WIFE, ERIKA A. SANFORD, the within named bargainors, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 26th day of August, 2021.

Alicia M White

Notary Public

My Commission Expires: 3/1/2025

