This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $275,000.00.

Affiant

Subscribed and sworn before me this the 20th day of October, 2021.

Notary Public
My commission expires: 07/09/24

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-24

~~Return to~~:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-BR-21-4408

Karen Johnson Davidson County
Batch# 747349 **DEEDWARR**
11/01/2021 01:40:23 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50

20211101-0146071

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Makisha A. Shaw 4408 Smokey Mountain Place Nashville, TN 37013	Synovus Bank 500 Shades Creek Pkwy ~~Birmingham~~, AL 35209	175-04-0A 019.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOBBY GENE SANDERS AND WIFE, BETTY RHEA SANDERS,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **MAKISHA A. SHAW, an unmarried woman,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 7B, Park Place Subdivision, Phase I, ~~as shown by plat~~ of record in Instrument Number 20010129-0008516, ~~of the Register's Office~~ of Davidson County, Tennessee, to which plat reference is ~~hereby made~~ for a more complete and accurate description of said lot.

Being the same property conveyed to Bobby Gene Sanders and wife, Betty Rhea Sanders, by deed dated 11/21/2001, from Park Place Ventures, LLC, of record in Instrument No. 20011128-0130165, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4408 Smokey Mountain Place, Nashville, TN 37013.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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.

- Land in Davidson County, Tennessee, being Lot No. 7B of Park Place Subdivision, A Planned Unit Development (Private Element), Phase One, as shown on Exhibit "E" to the Master Deed and By-Laws as set forth in Instrument No. 20010214-0014161, as re-recorded in Instrument No. 20010702-0069590 and amended in Instrument No. 20011019-0114191, as re-recorded in nstrument No. 20011212-0136927, and further amended in Instrument No. 20111115-0089064 in the Register's Office for Davidson County, Tennessee, which are incorporated herein by reference for a more complete property description.

Witness my hand this the 20th day of October, 2021.

Bobby Gene Sanders

Betty Rhea Sanders

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bobby Gene Sanders and Betty Rhea Sanders,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of October, 2021.

My commission expires:

Notary Public

GERALD FISCHER
STATE OF TENNESSEE
NOTARY PUBLIC