Karen Johnson Davidson County
Batch# 759178 DEEDWARR
11/22/2021 02:07:30 PM 5 pgs
Fees: $28.00 Taxes: $3,315.20
20211122-0154887

THIS INSTRUMENT WAS PREAPRED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

GENERAL WARRANTY DEED

Address New Owner as follows:	Send Tax Bills To:	Tax Map/Parcel ID:
Michael John Properties, LLC 1400 Murfreesboro Pk. Nashville, TN 37217	New Owner	118-07-0-159.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **LINDA ANDERSON SAUNDERS, married,** (hereinafter referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **MICHAEL JOHN PROPERTIES, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of improved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

This improved property is commonly known as 2812 Bransford Ave, Nashville, TN 37204.

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12th day of November, 2021.

GRANTOR:

Linda Anderson Saunders
LINDA ANDERSON SAUNDERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Linda Anderson Saunders, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of November, 2021.

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

I M Lmr
Notary Public
My Commission Expires: 3/3/2025

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $896,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Linda Anderson Saunders
Affiant

Sworn to and subscribed before me,
this 12th day of November, 2021.

I M Lmr
NOTARY PUBLIC
My Commission Expires: 3/3/2025

C M Corriveau
Notary Public
Davidson County, State of Tennessee
My Commission Expires March 03, 2025

Exhibit "A"

Legal Description of Property

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Block "D" on the Map of Berry Hill Gardens, of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 77.5 feet on the easterly side of Bransford Avenue and runs back between parallel lines 131.8 feet to a dead line.

Being the same property conveyed to Linda Anderson Saunders, by Warranty Deed from Sylvia S. Malugen, a single person, dated April 30, 2001, of record in Instrument No. 20010501-0043617, Register's Office for Davidson County, Tennessee.

**This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Exhibit "B"
Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.

2. All matters appearing on subdivision plat / survey of record in Plat Book 1130, Page 36, Registers Office for Davidson County, Tennessee.

3. Covenants, Conditions and Restrictions of record in Book 1165, Page 627, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, **Kaz Arbogast,** 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 this the 12th day of November, 2021.

Affiant Signature
Date 11/12/2021

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12th day of November, 2021.

Notary's Signature
MY COMMISSION EXPIRES: 3/7/23

