Karen Johnson Davidson County
Batch# 764543 DEEDWARR
12/01/2021 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $928.70
20211201-0158968

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $251,000.00

Affiant

Subscribed and sworn to before me, this 23 day of November, 2021.

Notary Public

My commission expires: 11-7-24

ANGELA GRACE VANCE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The 7037 Bonnavent Dr Trust	**New Owner**	**07408003700**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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 ACKNOWLEDGE, WE,

Lynda Sauders McGee and Joel Enoch Saunders and Anthony Clay Sullivan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 7037 Bonnavent Dr Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 786, on the Plan of Hermitage Hills Subdivision, Section 7, of record in Book 3300, Pages 62 and 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Joseph B. Saunders and wife, Carol P. Saunders, by Warranty Deed from Clyde William Prince and wife, Vernie Ann Prince, dated August 12, 1969, of record in Book 4361, Page 158, in the Register's Office for Davidson County, Tennessee. Joseph B. Saunders died on 12/25/08 leaving Carol P. Saunders as the surviving tenant by the entirety. Carol P. Saunders died testate on 10/24/15. By Last Will and Testament admitted to probate in the Chancery Court for Davidson County, Tennessee, the property hereinabove described was devised to Lynda Sauders McGee, Janice Saunders Sullivan, and Joel Enoch Saunders, pert stirpes. Janice Saunders Sullivan predeceased Carol P. Saunders, having died on 12/13/11, leaving Anthony Clay Sullivan as her sole issue.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 7037 Bonnavent Drive, Nashville, TN 37076.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; 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 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.

Lynda Saunders McGee Date: 11/23/21
By: Joel Enoch Saunders
Attorney in Fact

Joel Enoch Saunders Date: 11/23/21

Anthony Clay Sullivan Date: 11/23/21
By: Joel Enoch Saunders
Attorney in Fact

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Joel Enoch Saunders , the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 11.7.24

ANGELA GRACE VANCE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joel Enoch Saunders with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Lynda Saunders McGee and Anthony Clay Sullivan, and is authorized by them to execute this instrument on their behalf by virtue of a Power of Attorney recorded in Book *_____, Page _____ and Book **_____, Page _____, in said Register's Office.

* 202112010158966

** 202112010158967

Witness my hand, at office, this 23 day of November, 2021.

NOTARY PUBLIC

My Commission Expires: 11.7.24

ANGELA GRACE VANCE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certificate of Authenticity

I, Renee Scott, 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

11/23/~~2024~~ 2021.

Date

Affiant Signature

11/24/2021

Date

State of TN

County of Sumner

Sworn to and subscribed before me this 24 day of November, 2021.

Notary's Signature

My Commission Expires: 10/21/2024

Date

Notary's Seal (if on paper)

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.