BOX 10-A ①

WARRANTY DEED

Karen Johnson Davidson County
Batch# 766034 DEEDWARR
12/02/2021 11:04:17 AM 2 pgs
Fees: $13.00 Taxes: $1,058.20

20211202-0159721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00

Mario Habib
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 2nd DAY OF Nov, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/21

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario Habib	New Owner	
(NAME)	(NAME)	
1228 Brentwood Highlands Dr.		133 02 0 111.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **SANDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIO HABIB, UNMARRIED,** 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 Part of Lot No. 7 on the Plan of the Subdivision of the Real Estate of Hinchey Petway, deceased, as of record in Minute Book 1, Page 442, Chancery court at Nashville, being Lot No. 16 on the unrecorded map of A. C. Roth's Subdivision, described according to a survey made by Z. J. Wilkinson, Surveyor, may 03, 1940, as follows:

Beginning at a point on the Northerly margin of Antioch Pike 300 feet East of the Easterly margin of McComb Avenue, formerly Stewart Street; thence Northwardly and parallel with the Easterly margin of McComb Avenue, 157.5 feet ; thence Eastwardly 65 feet to a point in the Northwest corner of Lot No. 15on said unrecorded plan; thence Southwardly with the line between Lots No. 15 and 16, 158.5 feet to the Northerly margin of Antioch Pike, the Southwest corner of said Lot No. 15; thence with the Northerly margin of said Pike, Westwardly 64 feet to the point of beginning.

Being the same property conveyed to Robert S. Hite, by Warranty Deed from Ray McCool and wife, Gloria McCool, of record in Instrument No. 20061017-0128963, in the Register's Office of Davidson County, Tennessee, dated October 17, 2006 and recorded on October 17, 2006.

Being the same property conveyed to Sanders LLC, by Quitclaim Deed from Robert S. Hite a/k/a Robert Hite, of record in Instrument No. 20200709-0074392, in the Register's Office of Davidson County, Tennessee, dated July 03, 2020 and recorded on July 09, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

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

unimproved
This is improved x property, known as 306 Antioch Pk., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Witness my hand this 29th day of November, 2021.

SANDERS, LLC

BY: Robert S. Hite

ROBERT S. HITE, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Robert S. Hite, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Sanders, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 29 day of November, 2021.

Commission expires: 10/2/23

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public