(2)

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 30
NASHVILLE, TN 37215

Name and Address of New Owner:
Sanders, LLC
520 Glenpark Drive
Nashville, TN 37217

Send Tax Statements To:
Sanders, LLC
2721 Westwood Dr.
Nashville, TN 37204

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MC-21102216

Map and Parcel: 120 09 0 075.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph David Keith,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Sanders, LLC, a Tennessee limited liability company**, hereinafter called the GRANTEE, its successors 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, and being all of Lot No. 5A39, Plan of Glengarry Park, Section Five-A, according to survey and plat of same appearing of record in Book 3300, page 58 and as amended in Book 5461, page 242, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to David H. Windrow, a single man by Warranty Deed from Deborah Schuld and Joseph Schuld, wife and husband, of record in Instrument Number 20130605-0056872, in the Register's Office of Davidson County, Tennessee, dated May 31, 2013 and recorded on June 5, 2013. David H. Windrow died intestate on May 30, 2021 leaving Jessica Lenn Windrow as his sole Heir at Law pursuant to Afidavit of Heirship recorded in Instrument No. 20210726-0099902 and in docket No. 21P1464, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division). Jessica Lenn Windrow died intestate on September 17, 2021, leaving Joseph David keith and Donna Skinner as her Sole Heirs at Law pursuant to Affidavit of Heriship of record in Instrument No. 20211123-0155353, Register's office of Davidson County, Tennessee, and in Case No. 2021-PR-679 in the Probate Court of Rutherford County, Tennessee at Murfreesboro.

The said Donna Skinner signed a Disclaimer as to her interest in said property, and is filed in Case No. 2021-PR-679, in the Probate Court of Rutherford County, Tennessee at Murfreesboro.

This conveyance is subject to the following:Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Glengarry Park of record in Book 3186, page 148 and as amended in Book 3377, page 567; Additional restrictions on parent parcel of record in Book 2743, page 231 which set out a perpetual easement for utilities; All matters as set forth per plat of record in Book 3300, page 58 and as amended in Book 5461, page 242; all of the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Karen Johnson Davidson County
Batch# 766041 DEEDWARR
12/02/2021 11:07:26 AM 2 pgs
Fees: $13.00 Taxes: $1,457.06
20211202-0159732

This is improved property known as: 520 Glenpark Drive, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 our hand this 30th day of November, 2021.

Joseph David Keith

State of Tennessee

County of Rutherford

Personally appeared before me, Joseph David Keith, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th of November, 2021.

Notary Public
My Commission Expires: 9-16-23

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-16-2023

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $393,800.00.

Affiant Signature

Subscribed and sworn to before me, this 30th day of November, 2021.

Notary Public
My Commission Expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025