PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

RETURNED TO:

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 403,000.00 .

Wanda Hiett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, 2021.

Robin S. Edwards
Notary Public
COMMISSION EXPIRES: 3/25/2023

ROBIN S. EDWARDS TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY
(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 783123 **DEEDWARR**
01/03/2022 11:11:03 AM 3 pgs
Fees: $18.00 Taxes: $1,491.10

20220103-0000363

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Chad A. Eckes Deete M. Eckes	NEW OWNER	174-11-0B-027-00
(NAME)	(NAME)	
6100 Cane Springs Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Kim Sanders Hale, as Executrix of the Estate of Erma L. Sanders, deceased, and Kim Sanders Hale and Tama Sanders Woodards, as the sole devisees under the Last Will & Testament of Erma Lee Sanders, deceased,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chad A. Eckes and Deete M. Eckes, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 27, on the Final Plat of The Grove at Cane Ridge, Phase Two, as shown by plat appearing of record in Instrument No. 20130422-0039873, as corrected by Surveyor's Certificate of Correction in Instrument No. 20130529-0053815, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ed Sanders, Jr. and Erma L. Sanders, husband and wife by Deed dated July 8, 2019 from Barbara Newbern, widow, recorded July 8, 2019, in Instrument Number 20190708-0066405, in the Register's Office for Davidson County, Tennessee. The said Ed Sanders, Jr. died on July 7, 2020, vesting the said Erma L. Sanders (being one and the same as Erma Lee Sanders) with sole title to the property as surviving tenant by the entireties. The said Erma Lee Sanders ("Decedent") died on July 18, 2021, leaving a Last Will & Testament (the "Will") admitted to probate in Docket No. 21P1766 in the Probate Court for Davidson County, Tennessee, wherein Kim Sanders Hale was named and appointed as Executrix of Decedent's estate and Kim Sanders Hale and Tama Sanders Woodards where named as sole devisees of the property.

Kim Sanders Hale executes this Deed as Executrix to relinquish and convey any and all interest of Decedent's estate in and to the property, and Kim Sanders Hale and Tama Sanders Woodards execute this Deed as the sole devisees of the property in Decedent's Will to relinquish and convey to Grantees herein all of their right, title and interest in the property.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 6100 Cane Springs Road (House Number) (Street) | (P.O. Address) | Antioch, TN (City or Town) | 37013 (Postal Zip)

File No.: 4661-21
Warranty Deed Individual LES rev. 09-2018

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 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, 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 my hand this 29 day of December, 2021 by Kim Sanders Hale.

The Estate of Erma Lee Sanders, Deceased

By: Kim Sanders Hale, Executrix
Kim Sanders Hale, Executrix

Kim Sanders Hale
Kim Sanders Hale, Devisee of the Property Pursuant to Decedent's Will

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Kim Sanders Hale, acting in her appointed capacity as Executrix of The Estate of Erma Lee Sanders, Deceased, and Kim Sanders Hale, Individually, as Devisee under the Will of Erma Lee Sanders, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 29 day of December, 2021.

Notary Public

Commission Expires: 01/26/2025

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

Witness my hand this 20 day of December, 2021 by Tama Sanders Woodwards.

Tama Sanders Woodwards
Tama Sanders Woodwards, Devisee of the Property
Pursuant to Decedent's Will

State of Texas

County of Tarrant

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Tama Sanders Woodard, Individually, as Devisee under the Will of Erma Lee Sanders, Deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 20th day of December, 2021.

Notary Public
Commission Expires: 09/16/2025

NOTARY PUBLIC STATE OF TEXAS
SANG GEON LEE
My Notary ID # 128052328
Expires September 16, 2025