THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,200,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 801864 DEEDWARR
02/08/2022 02:47:59 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20220208-0014598

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kent Marcus, Trustee	owner	MAP 144-00-0
1302 Calvin Ave		PARCEL-019.01
Nashville, TN 37206		
(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, I, **Donald R. Sauder, Trustee of the Donald R. Sauder and Faye A. Sauder Revocable Living Trust under agreement dated September 18, 2013 as amended October 4, 2018**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kent Marcus, Trustee Adelaide Billygoat Trust under agreement dated January 31, 2022**

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. 13-A on the Plan of Forest Hills Community Subdivision of record in Plat Book 3600, Page 81, amended in Book 3830 Page 581, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13-A fronts 207 feet on the Easterly side of Timberwood Drive, as measured around a slight curve, and extends back 436 feet on the Northerly line and 430 feet on the Southerly line, to a dead line in the rear on which it measures 207 feet.

Being the same property conveyed to Donald R. Sauder, Trustee and Faye A. Sauder, Trustee of the Donald R. Sauder and Faye A. Sauder Revocable Living Trust by Warranty Deed from Faye A. Sauder f/k/a Faye A. Badger of record in Instrument No. 20100326-0022687 Register's Office for Davidson County, Tennessee, dated November 13, 2009 and recorded on March 26, 2010. By the Second Amendment to the Trust Agreement, Donald R. Sauder was designated as the primary trustee of the Trust.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **2064 Timberwood Dr, Nashville, TN 37215-5012.**

(15)

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, their successors, heirs 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their successors, 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 the 3rd day of February, 2022.

The Donald R. Sauder and Faye A. Sauder Revocable Living Trust under agreement dated September 18, 2013 as amended October 4, 2018

BY: Donald Sauder, Truste
Donald R. Sauder, Trustee

STATE OF TEXAS
COUNTY OF ZAPATA

Before me, a Notary Public in and for said State and County, personally appeared Donald R. Sauder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Donald R. Sauder and Faye A. Sauder Revocable Living Trust under agreement dated September 18, 2013 as amended October 4, 2018,, and is authorized by the Trust to execute this instrument on behalf of the Trust.

Witness my hand and seal this the 3rd day of February, 2022.

My Commission expires 08-03-2023

Nancy Guerrero
Notary Public

NANCY TREJO GUERRERO
Notary Public, State of Texas
Comm. Expires 08-03-2023
Notary ID 128664051