Karen Johnson Davidson County
Batch# 824680 DEEDWARR
03/18/2022 10:54:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20220318-0031662

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF MONTGOMERY
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kimberly Burkart	Kimberly Burkart	09610010900
(NAME)	(NAME)	
2938 Leatherwood Drive	2938 Leatherwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, We **Tony Kevin Sanders and Jimmy Wayne Sanders, a married man** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kimberly Burkart, a married woman,** hereinafter called the GRANTEE(S), her 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. 256, on the plan of CLOVERHILL SECTION NO. V, as shown on plat of record in Book 2133, Page 88, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to James A. Sanders and wife, Gladys E. Sanders by Warranty Deed dated 08/16/1960 from H.L. Demonbreun and wife Lola W. Demonbreun, of record in Book 3105, Page 435, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gladys E. Sanders by Quitclaim Deed dated 07/06/1982 from James A. Sanders and Gladys E. Sanders, of record in Book 5907, Page 174, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tony Kevin Sanders, and Jimmy Wayne Sanders, by Quitclaim Deed dated 09/02/2020 from Gladys E. Sanders nka Gladys Hart, of record in Instrument 20200908-0101827, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Book 2133, Page 88, in the Register's Office for 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.

unimproved ☐

This is improved ☒ 2938 Leatherwood Drive, Nashville, TN 37214

(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 GRANTEE(S), their assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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.

Effective the 2nd day of March, 2022.

Tony Kevin Sanders

Jimmy Wayne Sanders

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tony Kevin Sanders and Jimmy Wayne Sanders, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2nd day of March, 2022.

Liz Davis

Notary Public:
My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Rosemary Calcese, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 3/2/2022 (date of document).

R C 3/10/2022
Affiant Signature Date

State of TENNESSEE

County of MONTGOMERY

Personally appeared before me, HEATHER CORDER, a notary public for this country and state, ROSEMARY CALCESE, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 10 day of March, 2022.

Notary's Signature

My Commission Expires: 10/16/2024

Notary Seal

HEATHER CORDER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY