WARRANTY DEED

Karen Johnson Davidson County
Batch# 825786 **DEEDWARR**
03/21/2022 03:42:57 PM 2 pgs
Fees: $13.00 Taxes: $1,785.25

20220321-0032431

File No.: RES-22-820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $482,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of March, 2022.

Notary Public

MY COMMISSION EXPIRES: 06-28-2025

(AFFIX SEAL)

KATRINA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Irwin Endelman and Sarah Endelman	New Owner	042 03 0 120.00
(NAME)	(NAME)	
765 Rock Springs Rd. Coppell, TX 75019		
(ADDRESS)	(ADDRESS)	

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, I/WE, **THOMAS D. TANNER AND CAROL E. TANNER, HUSBAND AND WIFE**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **IRWIN ENDELMAN AND SARAH ENDELMAN, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns, that 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. 8 on the plan of Section Five, Bonnie Brae, of record in Book 3600, Page 68, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 70.1 feet on the northeasterly side of North Summerfield Drive and extends back 345.71 feet on the northwesterly line and 373.96 feet on the southeasterly line to a dead line, which is a broken line, measuring 153.45 feet thereon.

Being the same property conveyed to Thomas D. Tanner and wife, Carol E. Tanner, from Bill Maurice Armstrong and wife, Roberta K. Armstrong, by Warranty Deed dated December 12, 1997, recorded December 12, 1997, in Book 10719, Page 283, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 820 North Summerfield Drive, Nashville, TN 37115
(House Number) (Street) (City or Town) (State) (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 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 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/our hand(s) this 21st day of March, 2022

Thomas D. Tanner

Carol E. Tanner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of March, 2022, before me personally appeared Thomas D. Tanner and Carol E. Tanner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of March, 2022.

Notary Signature
My commission expires: 3/6/24

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN