Karen Johnson Davidson County
Batch# 839015 DEEDWARR
04/13/2022 11:16:56 AM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20220413-0042827

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David K. Sanders 236 E End Avenue Goodlettsville, TN 37072	David K. Sanders 236 E End Avenue Goodlettsville, TN 37072	034060-016.00

THIS INDENTURE, made this 8th day of April, 2022 between

Dan Carver, married

of Monroe County, Tennessee, hereinafter referred to as **Grantor**, and

David K. Sanders, unmarried

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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. 36 on the Plan of Shepherd Hills, Section II, described from a map made by Cantrell, Connell & Morrison, Engineers, said subdivision, now being recorded in Book 2900, Page 12, Register's Office for Davidson County, Tennessee, to where a more complete and accurate description of said lot can be found.

Being the same property conveyed to Dan Carver, unmarried by Warranty Deed dated 3/6/2002 from Norma J. Angell and husband, J. Clyde Angell of record in Instrument No. 20020312-0030505, said Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 202 Cude Lane, Madison, TN 37115.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2022 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

Dan Carver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Dan Carver, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 8th day of April, 2022.

Notary Public
My Commission Exp:_____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $350,000.00.

Affiant

Sworn to and subscribed before me, this 8th day of April, 2022.

Notary Public
My Commission Exp:_____

