Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 843047 DEEDWARR
04/20/2022 10:59:28 AM 2 pgs
Fees: $13.00 Taxes: $2,978.50
20220420-0045645

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$805,000.00.**

Carolyn P. Wood
Affiant

Subscribed and sworn to before me, this the 14th day of April, 2022.

Notary Public
My commission expires: 10.26.24
(AFFIX SEAL)

S. PERRONE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETUEN TO:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Carolyn P. Wood, Trustee	**New Owner**	**180-00-0-058.00**
1728 Andrew Crockett Ct		
Brentwood, TN 37027		

FOR AND IN 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,

Regina C. Sanders, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carolyn P. Wood, Trustee of the Carolyn P. Wood Revocable Trust dated 8.17.07

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:

A certain tract or parcel of land containing 3.17 acres according to a survey made by Dye & Underwood in July, 1971, located in the Sixth Civil District of Davidson County, Tennessee, fronting on the south side of Holt Road and being more particularly described as follows:

Commencing at an iron pin in the south margin of Holt Road at the northeast corner of a tract of land conveyed from Dorothy Gillespie to Ralph W. Mosley and wife, Julie A. Mosley, of record in Book 4530, Page 184, said Register's Office; thence South 84 degrees 26 minutes East along the south margin of Holt Road 12.5 feet; thence continuing along the said south margin of Holt Road in a curve to the left having a radius of 2553.62 feet for a distance of 164 feet to an iron pin; thence South 1 degrees 45 minutes East 762 feet to an iron pin in the south margin of the Dorothy Gillespie land; thence North 83 degrees 32 minutes West 192 feet to an iron pin in the southeast corner of said Mosley tract; thence along the east boundary line of said Mosley tract, North 00.00 degrees 45 minutes West 753 feet to the point of beginning.

Being the same property conveyed to MICHAEL E. SANDERS AND WIFE, REGINA C. SANDERS, by deed from RICHARD NEAL TURNER AND WIFE, CATHY J. TURNER, of record in Book 8858, Page 771, dated February 2, 1993, said Register's Office. MICHAEL E. SANDERS having since died on or about April 11, 2019 leaving Regina C. Sanders as surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **6749 Holt Road, Nashville, TN 37211.**

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 14th day of April, 2022.

Regina Sanders

Regina C. Sanders

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Regina C. Sanders** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **14th day of April, 2022.**

Notary Public

My Commission Expires: 10.26.24

GREGORY S. PERRONE
WILLIAMSON COUNTY
TENNESSEE
NOTARY
PUBLIC
STATE
OF