BOX 10-B

Karen Johnson Davidson County
Batch# 851157 DEEDWARR
05/05/2022 11:07:55 AM 2 pgs
Fees: $13.00 Taxes: $1,369.00
20220505-0051969

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$370,000.00**

Timothy W. Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2022.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RANDALL W. SANDERS, ET AL	**SAME**	**090-12-0-079.00**
(NAME) **5118 E. CALGARY**	(NAME)	
(ADDRESS) **MURFREESBORO, TN 37129**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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, CARLOS MAGANA AND RAMON ESCAMILLA,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RANDALL W. SANDERS AND WIFE, TINA SANDERS, A 50% INTEREST, AND TIMOTHY W. SANDERS AND WIFE, BRENDA SANDERS, A 50% INTEREST,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR 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. 59 on the Plan of Charlotte Park, Section I, as of record in Plat Book 2663, pages 2 thru 6, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description .

Being the same property conveyed to CARLOS MAGANA AND RAMON ESCAMILLA, by deed from RICHARD YOUNG, of record in Instrument No. 20041214-0148188, dated December 6, 2004, said Register's Office.

This conveyance is subject to matters on the Plan of record in Plat Book 2663, pages 2-6; Restrictive Covenants of record in Book 2593, page 566; Utility Easement of record in Book 787, page 10; and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

****THIS IS NOT THE PRINCIPAL RESIDENCE OF EITHER OF THE GRANTORS.****

Unimproved ( )
This is improved(**X**) property, known as **624 AMERICAN ROAD, NASHVILLE, TN 37209**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 24th day of March, 2022.

[redacted]
CARLOS MAGANA

RAMON ESCAMILLA

STATE OF OHIO
COUNTY OF Williams

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carlos Magana,** the bargainor, 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.

Witness my hand and official seal at office this 24th day of March, 2022.

My Commission expires: _____

[redacted] Notary Public

CHRISTOPHER B. WALKER
Notary Public, State of Ohio
My Commission has no expiration date
Section 147.03 R.C.

STATE OF ~~KENTUCKY~~ TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ramon Escamilla,** the bargainor, 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.

Witness my hand and official seal at office this 31st day of ~~March~~ May, 2022.

My Commission expires: 3/3/2026

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen
Notary Public