WARRANTY DEED

Karen Johnson Davidson County
Batch# 851427 DEEDWARR
05/05/2022 02:31:15 PM 2 pgs
Fees: $13.00 Taxes: $2,109.00

20220505-0052158

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $570,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF May, 2022

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ALEXIS CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. APRIL 23, 2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Haley Durham Larimore	Haley Durham Larimore	
(NAME) P.O.Box 120343	(NAME) P.O.Box 120343	09109023700 & 09112029100
(ADDRESS) Nashville, TN 37212	(ADDRESS) Nashville, TN 37212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JAMES NATHAN ANDERSON AND RHONDA SUE ANDERSON,HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HALEY DURHAM LARIMORE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, being all of Lots Nos. 35-36 on Block "E" on the map of Crolywood Subdivision, Section II, as of record in Book 1130, Page 110, Register's Office for Davidson County, Tennessee.

Said Lots 35 and 36 adjoin and front together 120' on the South side of Alamo Place and run back 150' on the Easterly line of Lot No. 35 and 115' on the Westerly line of Lot No. 36, to a dead line, measuring 125' thereon.

Being the same property conveyed to Martin A. Kooperman, Trustee, by Quitclaim Deed from Rhonda Sue Anderson and to James Nathan Anderson and Rhonda Sue Anderson, as tenants by the entirety, from Martin A. Kooperman, Trustee, of record in Instrument No. 20200630-0070588, in the Register's Office of Davidson County, Tennessee, dated June 25, 2020 and recorded on June 30, 2020.

Being the same property conveyed to Rhonda Sue Anderson, by Warranty Deed from Neona F. Satterwhite, Janice Fisher Potts and Phyllis Fisher Landers, of record in Book 6766, Page 187, in the Register's Office of Davidson County, Tennessee, dated January 16, 1986 and recorded on January 21, 1986.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 6369 Alamo Pl., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

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 my hand this 4th day of May, 2022

JAMES NATHAN ANDERSON

RHONDA SUE ANDERSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Nathan Anderson and Rhonda Sue Anderson, the bargainors, 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 this 4th day of May, 2022.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Notary Public