Karen Johnson Davidson County
Batch# 853280 DEEDWARR
05/10/2022 03:53:45 PM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20220510-0053529

	STATE OF TENNESSEE **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $900,000.00. Affiant Subscribed and sworn to before me, this 4th day of May, 2022. Notary Public My commission expires: 7/9/24
(Notary Stamp)	

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Edward G. Sanford and Owen G. W. Sanford	new owners	**116-04-0K-001.00-CO**
148A Kenner Ave		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Taylor E. Waid, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Edward G. Sanford and Owen G. W. Sanford, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit A, Kenner Townhomes, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Kenner Townhomes, a Townhouse Planned Unit Development, of record in instrument Number 20140314-0021606, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Taylor E. Waid by Warranty deed from Natalie Elise Franks, unmarried of record as Instrument No. 20210811-0108347, Register's Office for Davidson County, Tennessee.

This is improved property known as **148A Kenner Ave, Nashville, TN 37205.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-TVG-22-1487

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of May, 2022.

X _____
Taylor E. Waid

STATE OF South Carolina

COUNTY OF Charleston

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Taylor E. Waid, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of May, 2022.

_____
Notary Public
My Commission Expires: 9/20/2031

LTC File No. 22-000612-528

MARY HANNAH MCCOMBS
MY COMM. EXP.
NOTARY PUBLIC
09/20/2031
SOUTH CAROLINA