Karen Johnson Davidson County
Batch# 855770 DEEDWARR
05/16/2022 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20220516-0055810

Name and Address of New Owner:
Aaron Anderson and Chauncey Saurus
507 Almonte Court
Nashville, TN 37215

Send Tax Bills To:
Same as New Owner

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Map & Parcel No: 131-05-0C-507.00-CO

WARRANTY DEED

37017

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Larry J. Carter, as Trustee of the Wanda Sue McCall Carothers Land Preservation Trust Agreement dated October 08, 2012**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Aaron Anderson and Chauncey Anderson Saurus, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 507 together with the appurtenant interest in the common elements of the Hillsborough, a Horizontal Property regime established by Master Deed of record in 6822, Page 721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit " B" the aforementioned Master Deed and being located upon Tract 1 on the Plan of The Hillsborough, of record in Plat Book 6250, Page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wanda Sue McCall Carothers Land Preservation Trust Agreement dated October 08, 2012 ("Trust" was inadvertently typed as "Truste" on Deed) by Warranty Deed from Gennette Sain Norman, unmarried of record in Instrument No. 20191008-0103315, Register's Office for Davidson County, Tennessee, dated October 04, 2019 and recorded on October 08, 2019. (Value of consideration shown in aforementioned deed $510,000.00.)

For informational purposes only: Being also known as 507 Almonte Court, Nashville, Tennessee 37215.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, NOTES, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of May, 2022.

By: _____
Larry J. Carter, Trustee of the Wanda Sue McCall Carothers Land Preservation Trust Agreement dated October 08, 2012

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Larry J. Carter, Trustee of the Wanda Sue McCall Carothers Land Preservation Trust Agreement dated October 08, 2012 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, at office, this 5th day of May, 2022.

STEVEN P. DISSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Notary's Signature
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $785,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
5th day of May, 2022.

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8, 2025

_____
Notary Public
My commission expires:
File No. ST-22-433

202205160055810

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 5/5/2022.

George E. Mudter, Jr.
Dated 5/5/2022

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Dated 5/5/2022

My commission expires 10/2/2023

