When recorded, return to:
Providence Title, LLC
25 Century Boulevard Suite 402
Nashville, TN 37214

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-17448-KS

Karen Johnson Davidson County
Batch# 875116 DEEDWARR
06/22/2022 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20220622-0070720

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $349,900.00.

Affiant

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

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

Notary Public
My Commission Expires: 1-6-25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lee Woodard and Robbie Woodard 1523 Royal Street Nashville, TN 37115	Lee Woodard and Robbie Woodard 1523 Royal Street Nashville, TN 37115	051 10 0C 006.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I,

Carolyn C. Sanders, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Lee Woodard and Robbie Woodard, as joint tenants with right of survivorship, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

A certain condominium unit in Davidson County, Tennessee, being Unit 6 on the Plan of Royal Trace Condominiums a copy of which is of record in Book 6887, Page 892, Register's Office for Davidson County, Tennessee, as Exhibit A to the Master Deed of Royal Trace Condominiums of record in Book 6887, Page 883, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Together with an undivided interest in the common elements appurtenant to said Unit as set forth in the Master Deed of record in Book 6887, Page 883, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Harry B. Sanders and wife, Carolyn C. Sanders, by Warranty Deed from C & T Development Co., Inc., of record in Book 7236, Page 103, in the Register's Office for Davidson County, Tennessee, dated May 4, 1987 and recorded on May 14, 1987. The said Harry B. Sanders having since died on March 4, 2017.

This is improved property located at: **1523 Royal Street, Nashville, TN 37115**

This conveyance is made subject to 1) Property taxes for the year **2022** a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 14th day of June, 2022.

GRANTOR:

Carolyn C. Sanders

Carolyn C. Sanders

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carolyn C. Sanders, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of June, 2022.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

Certificate of Authenticity

I, Holly A Mascari, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6-14-22.

Affiant Signature

6/15/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 15 day of June, 2022

Notary's Signature

(Notary Seal)

CAT ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25