This Instrument Prepared By:

Law Office of W. Derek Malcolm
100 Fifth Street, Suite 520
Bristol, Tennessee 37620
(423) 291-4810

Karen Johnson Davidson County
Batch# 879336 DEEDWARR
06/28/2022 10:21:30 AM 5 pgs
Fees: $28.00 Taxes: $684.50
20220628-0074136

WARRANTY DEED

THIS DEED, made and entered into on this the 17th day of June, 2022, by and between **EVERETTE W. SANDERS, JR and TAMMY SANDERS, Husband and Wife,** parties of the first part, and **PURPLE DOORS LLC, a Tennessee limited liability company,** party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties of the first part have bargained and sold and do hereby grant, bargain, sell, transfer, and convey unto the party of the second part, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at a stone in the Northeast boundary line of a tract of land owned by Thompson and the right of way of Highway No. 41-E; thence with said Highway line, North 53 degrees West 20.14 poles to a point in said Highway line; thence North 37 degrees East 27.72 poles to a stone in said Thompson's Northwest boundary line; thence with said line, South 1 degree West 36.12 poles to the point of beginning, containing 2 acres more or less.

Included in the above description but excluded therefrom is a portion of the above described premises having been heretofore vested in the State of Tennessee, Department of Transportation by instrument of record in Book 7329, Page 702 Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

PARCEL 1 - Beginning at a point on the Southeast corner of the Everett Young et ux property said point being on the present Northeast right of way line of SR 11 on Project 19032-2207-04; thence Northwestwardly 335 feet more or less along said present right of way to a point; thence North 40 degrees 05 minutes East 2

feet more or less along Young's West property line to a point on the proposed Northeast right of way line of SR 11 being 50 feet right at paper located station 178+62.95; thence South 47 degrees 44 minutes 18 seconds East 213.54 feet along said proposed right of way to a point; thence curving left 110.58 feet along an arc with a radius of 22,868.31 feet along said proposed right of way to a point; thence South 05 degrees 10 minutes West 20 feet more or less along Young's East property line to the point of beginning and containing 0.160 acre.

Being the same property conveyed to Everette W. Sanders Jr., a single man, by Warranty Deed from Diane Allen Casteel of record in Instrument No. 20161004-0104435 Register's Office for Davidson County, Tennessee, dated August 31, 2016 and recorded on October 04, 2016; Notary Affidavit of Correction of record in Instrument No. 20220518-0057124, said register's office.

The following information is for descriptive purposes only and shall not be construed as amending or altering the description set forth above in any way:

Map/Parcel: 007-00-0-048.00

Being also known as: 1535 Springfield Highway. Goodlettsville, TN 37072

TO HAVE AND TO HOLD the above-described property, together with all improvements thereon and appurtenances thereunto belonging, unto the party of the second part, its successors and assigns in fee simple forever.

The parties of the first part covenant with the party of the second part that they are lawfully seized and possessed of the property herein described and hereby conveyed, that they have a good right and full authority to convey same, that the same is unencumbered; and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to the legal easements, reservations and restrictions imposed by any Planning Commission having authority over the subject property and to all valid and presently recorded restrictions, conditions and easements affecting said property and subject to any visual easements or which a visual inspection would disclose.

Taxes for the year 2022 are prorated and the payment is assumed by the party of the second part.

IN TESTIMONY WHEREOF, Witness the signatures of the parties of the first part hereunto affixed, on the day and year first above written.

Everette W. Sanders Jr

Tammy Sanders

STATE OF TENNESSEE)
:ss
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, EVERETTE W. SANDERS, JR and TAMMY SANDERS, Husband and Wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this the 22nd day of June, 2022.

Notary Public

SUANNE K TOONK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES MARCH 25, 2026

My Commission Expires:

3/25/2026

NAME AND ADDRESS OF THE PROPERTY OWNER AND PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:

Name: Purple Doors LLC

Address: 1043 Deer Harbour Road
Bristol, TN 37620

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $185,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this the 17th day of June, 2022.

Sarah D. Arguelles
Notary Public

SARAH D ARGUELLES
STATE OF TENNESSEE NOTARY PUBLIC
SULLIVAN COUNTY

My Commission Expires:
11/23/2024

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.

CERTIFICATION

I, Rebecca A. Theall, do hereby make oath that I am a licensed attorney and/or custodian of original version of the electronic document tendered for registration herewith and that t electronic document is a true and exact copy of the original document executed and authenticat according to law on 6/17/2022 (date of document).

Rebecca A Theall
Affiant Signature

6/24/2022
Date

STATE OF TENNESSEE
COUNTY OF SULLIVAN

Sworn to and subscribed before me this 24 day of June, 2022.

Bridget Hendricks
Notary's Signature

MY COMMISSION EXPIRES: 5/13/2024.

BRIDGET HENDRICKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SULLIVAN