Name and Address of New Owner:
~~Kaleb Sanders~~ Sanders Land LLC
~~2121B Burns Street~~ 2121A Burns St.
Nashville, TN 37216

Send Tax Bills To:
new owner

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

Karen Johnson Davidson County
Batch# 889436 DEEDWARR
07/15/2022 10:25:59 AM 2 pgs
Fees: $13.00 Taxes: $2,368.00
20220715-0081378

Map & Parcel No: 072-15-0O-002.00-CO

WARRANTY DEED

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, **Tradd Michael Tiller, an unmarried man,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sanders Land, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Unit "B", 2121 Burns Street, as shown in the Declaration of Covenants, Conditions and Restrictions for 2121 Burns Street, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20150420-0035021, 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 Tradd Michael Tiller, an unmarried man, by Warranty Deed from Adam M. Herrington and Brittan W. Herrington, husband and wife, of record in Instrument No. 20200624-0067835 Register's Office for Davidson County, Tennessee, dated June 18, 2020 and recorded on June 24, 2020. (Value of consideration shown in aforementioned deed $375,000.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, 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.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 8th day of July, 2022.

Tradd Michael Tiller (SEAL)
Tradd Michael Tiller

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Fulton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tradd Michael Tiller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of July, 2022.

BIRUTE LAUKYS NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 26, 2026

Notary Public
My commission expires: 01-26-2026

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 $640,000.00, 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
8th day of July, 2022.

Notary Public
My commission expires:

KAYLA DODD NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 04-19-2025 RUTHERFORD COUNTY

File No. ST-22-498