20221260R

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $650,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2022.

Notary Public

My commission expires: 5.23.26

Karen Johnson Davidson County
Batch# 889441 DEEDWARR
07/15/2022 10:27:39 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20220715-0081383

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ROBIN BICKET WHITE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Sanders Land LLC	New owner	**072 15 0O 001.00**
2121A Burns Street		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Trisha Marie Cancilla, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sanders Land LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A, 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 Trisha Marie Cancilla, unmarried, by Warranty Deed from Daniel Irwin George and Laura Bermudez, husband and wife, and Carsten Stewart Bick, an unmarried man, of record in Instrument No. 20210706-0090640 in the Register's Office for Davidson County, Tennessee, dated June 30, 2021 and recorded on July 6, 2021. (Value of consideration shown in aforementioned deed $525,000.00.)

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 2121A Burns Street, Nashville, TN 37216.

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 8th day of July, 2022:

Trisha Marie Cancilla

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Trisha Marie Cancilla, 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.

Witness my hand, at office, this the 8th day of July, 2022.

My Commission Expires: 5.23.26

Notary Public

ROBIN BICKET WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY