Karen Johnson Davidson County
Batch# 890592 DEEDWARR
07/18/2022 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $7,770.00
20220718-0082208

THIS INSTRUMENT PREPARED BY: Wesley D. Turner **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is ~~$2,100,000.00~~. **Affiant** Subscribed and sworn to before me, this 15th day of July, 2022. Notary Public My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Address New Owner As Follows: 4003 Sunnybrook Trust dated June 15, 2022 P. O. Box 120657 Nashville, TN 37212	Send Tax Bills To: NEW OWNER	Map-Parcel Number: 130-03-0-102.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KELLY CARDEN, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JEFFREY MOBLEY, TRUSTEE OF THE 4003 SUNNYBROOK TRUST DATED JUNE 15, 2022**, hereinafter called

the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, TN, being Lot No. 27 and the Westerly 74.7 feet of Lot No. 28 on the map entitled Re-Subdivision of Part of Royal Oaks as of record in Book 1424, Page 31, said Register's Office. Said lot and part of lot adjoin and front together 204.7 feet on the Southerly side of Sunnybrook Drive and run back between lines 312 feet on the Westerly line of Lot 27 and 306 feet, more or less, on the Easterly line of said part of Lot 28 to a dead line in the rear measuring 204.7 feet thereon.
>
> Being the same property conveyed to Kelly Carden, unmarried, by deed from Nathaniel J. Greene and wife, Kimberly Ann Greene, of record as Instrument No. 20071002-0116825, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2022 and subsequent years. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 1424, page 31, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4003 Sunnybrook Drive, Nashville, TN 37205.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand this 15th day of July, 2022.

KELLY CARDEN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KELLY CARDEN**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of July, 2022.

Notary Public

My Commission Expires: 11-3-2025

MARY J. GOAD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Q-T-22-125

True Copy Certification

I, William T. Smith, 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 July 15, 2022.

Affiant Signature

Date: July 18, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of July, 2022

Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

