This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-18359-LV

Karen Johnson Davidson County
Batch# 901460 DEEDWARR
08/10/2022 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20220810-0090966

STATE OF TENNESSEE
COUNTY OF Davidson

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

Affiant

Subscribed and sworn to before me, this the 9th day of August, 2022.

Notary Public
My Commission Expires: 1-11-26

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shannon Therese Sanders 2402 Pickell Drive Nashville, TN 37210	SAME	119-06-0-231

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/we, **Alexandra Cribbs f/k/a Alexandra Lauber, married**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Shannon Therese Sanders, unmarried woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Part of the W.C. Miller Home Place Sterling Heights Section Three, of record in Plat Book 1424, Page 113, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 80 feet on the East side of Pickell Drive and runs back between lines, 159.1 feet to the North line and 158.5 feet on the South line to a dead line in the rear on which it measures 80 feet.

Being the same property conveyed to Alexandra Lauber, an unmarried woman by Warranty Deed from Emily Lambright, married of record as Instrument No. 20150708-0066152 in the Register's Office for Davidson County, Tennessee, dated July 6, 2015 and recorded on July 8, 2015.

Michael Cribbs joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **2402 Pickell Drive, Nashville, TN 37210.**

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 22nd day of July, 2022.

GRANTOR:

Alexandra Cribbs

Michael Cribbs

STATE OF NEW JERSEY
COUNTY OF ESSEX

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Alexandra Cribbs and Michael Cribbs, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of July, 2022.

Notary Public
My Commission expires: 09/30/2025

Philip D Luchs
NotaryPublic
New Jersey
My Commission Expires 09-30-2025
No. 2400923

202208100090966

True Copy Certification

I, **Diane March,** 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 this the 9th day of August, 2022.

Affiant Signature
Date 08/09/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES: _____

