Karen Johnson Davidson County
Batch# 904365 DEEDWARR
08/17/2022 10:14:30 AM 3 pgs
Fees: $18.00 Taxes: $1,302.40
20220817-0093138

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $352,000.00.

Affiant

Subscribed and sworn before me this the 16 day of August, 2022.

Notary Public
My commission expires: 12/12/23

JOHN DANIEL THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 12-12-2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Sterling M. Sanders and Alice Sanders 5025 Hillsboro Pike #2K Nashville, TN 37215	Sterling M. Sanders and Alice Sanders 5025 Hillsboro Pike #2K Nashville, TN 37215	131-01-0D 007.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM W. HOLLAND AND JOANNE E. HOLLAND, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to STERLING M. SANDERS AND ALICE SANDERS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 7 also known as Unit 2-K on the Plan of Georgetown Condominium Apartments, of record in Plat Book 5200, page 4, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of 5025 Hillsboro Homeowners Association as described in the Master Deed of record in Book 5211, Page 325, Book 5616, Page 133, and Book 6079, Page 516, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of said Unit.

Being the same property conveyed to William W. Holland and Joanne E. Holland, husband and wife by Warranty Deed dated 04/25/2016, from Crispin Scott Blanchette, a married man, of record in Instrument No. 20160429-0041984; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5025 Hillsboro Pike #2K, Nashville, TN 37215.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

WWH by JW A-F

JEH by JW A-F

Witness my hand this the 16th day of August, 2022.

William W Holland by Jenny West Attorney in Fact
William W. Holland
BY: Jenny West as Attorney-in-Fact

Joanne E Holland by Jenny West Attorney in Fact
Joanne E. Holland
BY: Jenny West as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of August, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William W. Holland by Specific POWER OF ATTORNEY dated 08/01/2022_, and who acknowledged that he executed the same as the free act and deed of William W. Holland.

Witness my hand and official seal this 16th day of August, 2022.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of August, 2022, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Joanne E. Holland by Specific POWER OF ATTORNEY dated 08/01/2022_, and who acknowledged that he executed the same as the free act and deed of Joanne E. Holland.

Witness my hand and official seal this 16th day of August, 2022.

My commission expires:
9-6-22

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Keith H. Solomon, 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 08/16/2022 (date of document).

Affiant Signature

08/16/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of August, 2022.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

