WARRANTY DEED

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

File #22-PA-1402-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 4-19-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 910606 **DEEDWARR**
08/31/2022 09:51:49 AM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20220831-0098070

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Sanders Land LLC	**New Owner**	
(NAME)	(NAME)	**091 07 1B 002.00**
1518A Wendell Ave	**1518A Wendell Ave**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 372096	**Nashville TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ANDREW BRASHIER, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANDERS LAND LLC, A LIMITED LIABILITY COMPANY** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of Louisiana at 54th Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Louisiana at 54th Cottages, a Horizontal Property Regime, of record in Instrument Number 20160209-0012584, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration. Being part of the same property conveyed to Andy Brashier, a single person, by Warranty Deed from Tracie Small and husband Rafael Yeliz, of record in Instrument No. 20140610-0050315, in the Register's Office of Davidson County, Tennessee, dated June 03, 2014 and recorded on June 10, 2014.

This conveyance is subject to:

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Plan No 2 of West Nashville, as recorded in Plat Book 57, Page(s) 172.
*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160209-0012584.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1402 54th Avenue North, Nashville, TN 37209**.

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 hand(s) this the 25th day of August, 2022.

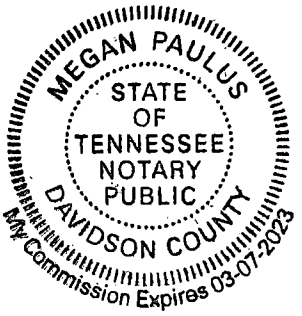
Andrew Brashier

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 2022, before me personally appeared Andrew Brashier, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of August, 2022.

Megan Paulus
Notary Signature
My commission expires: 3/7/23



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204