WARRANTY DEED

Karen Johnson Davidson County
Batch# 916271 DEEDWARR
09/13/2022 12:46:30 PM 3 pgs
Fees: $18.00 Taxes: $2,490.10
20220913-0102232

File #22-DM-1807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$873,000.00~~ $673,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

ELIZABETH G COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04/26/2025

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NO.
1807 Lakehurst, LLC	**Same as New Owner**	
(NAME) **921B Woodland St.**	(NAME)	**083 10 0 250.00**
(ADDRESS) **Nashville, TN 37206-3721**	(ADDRESS)	
(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, **ALISHA NICOLE SANDERS, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1807 LAKEHURST, LLC, A TENNESSEE 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:

Land in Davidson County, Tennessee, being part of a 10-12 acre tract as shown in the Plan of Richardson Place, as of record in Book 547, Page 135, Register's Office for Davidson County, Tennessee, described according to a survey made by Erle Drake, County Surveyor, September 4, 1935, and revised on October 1, 1936, as follows:

Beginning at a point in the North margin of a 20-foot unnamed roadway as shown on said plan known as Lakehurst Drive, being the Southwest corner of a 60-foot lot shown on said survey; thence Northerly 140 feet to the South line of the McEwen Subdivision, of record in Book 332, Page 133, said Register's Office; thence with the line of said subdivision, Easterly 75 feet to a point, thence Southerly 140 feet to the North margin of Lakehurst Drive, thence with the margin of the same, Westerly 75 feet to the point of beginning.

Being the same property conveyed to Alisha Nicole Sanders, an unmarried woman, by Warranty Deed from Bruce F. Langer and wife Jean A. Langer, of record in Instrument No. 20150812-0080930, in the Register's Office for Davidson County, Tennessee, dated August 10, 2015 and recorded on August 12, 2015.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Richardson Place Subdivision, as recorded in Plat Book 547, Page(s) 135.
*Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument Nos. 20210824-0114181 and 20211027-0144180.
*No coverage is provided as to the amount of acreage or square footage of the land.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1807 Lakehurst Drive, Nashville, TN 37206**.

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 9 day of September, 2022.

Alisha Nicole Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9 day of September, 2022, before me personally appeared Alisha Nicole Sanders, 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 9 day of September, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

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

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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 9/9/2022.

Date

Affiant Signature

9/13/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 13th day of September, 2022.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025