Karen Johnson Davidson County
Batch# 924560 **DEEDWARR**
10/03/2022 10:39:22 AM 2 pgs
Fees: $13.00 Taxes: $1,261.70

20221003-0108661

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy, Suite 201
Hendersonville, TN 37075

STATE OF ~~GEORGIA~~ Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. Expires 10/2/23

05-NSH22-04847

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sanders, LLC 2721 Westwood Dr Nashville, TN 37204	Sanders, LLC 2721 Westwood Dr Nashville, TN 37204	075-10-0-140.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lawrence F. Thompson and Angela S. Thompson, Husband and Wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Sanders, LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land situated in Davidson County, State of Tennessee, described as follows:

Being Lot No. 77 on the Plan of Hermitage Estates (erroneously referenced as Hermitage Estates, Section 1, in prior deed) of record in Book 3300, Page 71, in the Register's Office for said County.

Said Lot No. 77 fronts 80.0 feet on the Northwesterly margin of Terry Lane and runs back between lines measuring 160.2 feet on the Northeasterly line and 137.6 feet on the Southwesterly line, to a broken line in the rear, measuring 98.1 feet thereon.

Being the same property conveyed to Lawrence F. Thompson and wife, Angela S. Thompson by Warranty Deed from Huey T. Jordan and wife, Mary Jordan of record in Book 5657 , page 714, Register's Office for Davidson County, Tennessee, dated September 24, 1980 and recorded on September 30, 1980.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 8303 Terry Ln, Hermitage, TN 37076

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 assigns, forever.

Grantors covenant with Grantees that Grantors are lawfully seised 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 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 hand this 30th day of September, 2022

Lawrence F. Thompson

Angela S. Thompson

STATE OF GEORGIA

COUNTY OF WHITFIELD

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Lawrence F. Thompson and Angela S. Thompson**, 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 within instrument for the purposes therein contained.

Witness my hand and seal at DALTON, Georgia, this 29th day of September, 2022.

Notary Public

My Commission Expires: 09.12.24

Deric J. Beaudoin
NOTARY PUBLIC
Whitfield County
State of Georgia
My Comm. Expires September 12, 2024