WARRANTY DEED

Karen Johnson Davidson County
Batch# 924911 DEEDWARR
10/04/2022 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20221004-0109226

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAWN MICHELLE OSBORNE SUMNER COUNTY My Commission Expires 04-25-25

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Financial, LLC	New Owner	
(NAME)	(NAME)	072 04 0 245.00
1423 Ardee Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **SANDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MUSIC CITY FINANCIAL, LLC,** HEREINAFTER CALLED THE GRANTEES, 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 the Northerly One-Half of Lot No. 29 of Block "E" on the Map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the Northerly margin of Ardee Avenue and runs back 175 feet on the Westerly line and 175 feet on the Easterly line to a dead line in the rear measuring 50 feet thereon.

Being part of the same property conveyed to Sanders LLC, by Quitclaim Deed from Robert S. Hite a/k/a Robert Hite, of record in Instrument No. 20200709-0074392, in the Register's Office for Davidson County, Tennessee, dated July 3, 2020 and recorded on July 9, 2020.

Being the same property conveyed to Robert S. Hite, unmarried by Quitclaim Deed from Rhonda L. Smart, married, of record in Instrument No. 20070807-0094543, in the Register's Office for Davidson County, Tennessee, dated August 01, 2007 and recorded on August 07, 2007.

Being the same property conveyed to Robert S. Hite and wife, Rhonda L. Hite, by Warranty Deed from David R. Voce and wife, Karen M. Voce, of record in Book 7151, Page 737, in the Register's Office for Davidson County, Tennessee, dated February 26, 1987 and recorded on March 02, 1987.

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

unimproved
This is improved x property, known as 1423 Ardee Ave, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 28th day of September, 2022

SANDERS, LLC

BY: _____

ROBERT S. HITE, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Robert S. Hite with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the sole member of Sanders, LLC the within named bargainor, a limited liability company and that he as such the sole member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as sole member.

Witness my hand and official seal this 28th day of September, 2022.

Commission expires:

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires 10/2/23

Certificate of Authenticity

I, Kimberly Hollingshead, 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 Sept. 28, 2022.

Kimberly Hollingshead, Esq.

Sept. 28, 2022
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28th day of Sept., 2022.

Notary Signature

My Commission Expires_____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023