WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10.20.24 (AFFIX SEAL)

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024

Y-VRES-22-3731

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S):
The Burrus Cottage Trust, dated October 3, 2022	GuardHill Financial Corp.	
(NAME)	(NAME)	**061-14-0-170.00**
3731 Burrus Street	140 E. 45th St. 31st Floor	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	New York, NY 10017	
(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, **ELISA F. SANDERS, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLYN RAE WILLSON, TRUSTEE OF THE BURRUS COTTAGE TRUST, DATED 10/3/2022,** 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 Lot No. 90 on the Plan of E. B.Craig's Subdivision of the Crownover Property Tract fronting 50 feet on Burrus Avenue and running back 150 feet and being street number 3731 as shown on the plat record in Book 894, Page 640 and 641, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elisa F. Sanders by Warranty Deed from Jennifer Yockey Thompson and husband William D. Thompson of record in Instrument No. 20000612-0058362 Register's Office for Davidson County, Tennessee, dated May 26, 2000 and recorded on June 12, 2000.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3731 Burrus Street, Nashville, Tennessee 37216**.

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.

Karen Johnson Davidson County
Batch# 932819 DEEDWARR
10/21/2022 03:26:30 PM 2 pgs
Fees: $13.00 Taxes: $1,942.50
20221021-0114983

Witness my/our hand(s) this the 19th DAY OF OCTOBER, 2022.

Elisa F. Sanders, by Paul Hinman, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELISA F. SANDERS, and who acknowledged he/she/they executed the same as the free act and deed of the said ELISA F. SANDERS.

Witness my hand and official seal, this the 19th of October, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, 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 Oct. 19, 2022

10/19/22
Signature Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of October, 2022

Notary's Signature

10-20-24
My Commission Expires:

BROOKE BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-20-2024