Karen Johnson Davidson County
Batch# 952309 DEEDWARR
12/16/2022 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20221216-0130230

Warranty Deed

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-3-2026	STATE OF TENNESSEE COUNTY OF The actual consideration or value, whichever is greater, for this transfer is $260,000.00 Affiant Subscribed and sworn to before me, this the 8th day of December, 2022. Notary Public My commission expires: 03-03-2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bradley Troy Sanderson and Diana Marie Sanderson	New Owner(s)	061-11-0-148.00
856 Pasadena Drive		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM W. LOHR, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY TROY SANDERSON AND DIANA MARIE SANDERSON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 29 on the Plan of George Burrus Subdivision of Lot Number 81 on the Map of Maplewood Home Tract of record in Plat Book 421, Page 178, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Number 29 fronts 100 feet on the Southerly side of Virginia Street and runs back between lines 241.5 feet on the Westerly line and 235.75 feet on the Easterly line to a dead line in the rear and measures 100 feet thereon.

Being the same property conveyed to Christopher W. Lohrs by Special Warranty Deed from CitiFinancial, Inc., a Tennessee Corporation, of record in Instrument No. 20121205-0112014, Register's Office for Davidson County, Tennessee, dated November 19, 2012 and recorded on December 05, 2012.

Being the same property conveyed to William W. Lohr, an unmarried man by Quitclaim Deed from Christopher W. Lohr (erroneously spelled Christopher W. Lohrs on prior deed), of record in Instrument No. ___20221216013022 9_____, Register's Office for Davidson County, Tennessee, dated December 8, 2022, and recorded on December 16, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1008A Virginia Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 8th day of December, 2022.

William W. Lohr

STATE OF PENNSYLVANIA
COUNTY OF Armstrong

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William W. Lohr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 8th day of December, 2022.

Notary Public

My Commission Expires: 11·1·2025

Commonwealth of Pennsylvania - Notary Seal
LORETTA ATKINSON - Notary Public
Armstrong County
My Commission Expires November 1, 2025
Commission Number 1280094

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 December 16, 2022 (date of document).

Affiant Signature

December 16, 2022

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 16th day of December, 2022.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023