RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

Karen Johnson Davidson County
Batch# 953517 **DEEDWARR**
12/20/2022 02:20:09 PM 2 pgs
Fees: $13.00 Taxes: $1,287.60

20221220-0131492

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $348,000.00

Subscribed and sworn to before me this 15 day of December, 2022.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. Commission Expires 10/2026

Notary Public **Affiant**
My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Sanders, LLC 2721 Westwood Dr. Nashville 37204	**Same as New Owner.**	033-16-0-229.00 & 033-16-0-142.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **SADIANN SCHAEFFER, AN UNMARRIED WOMAN**, has this day bargained and sold, and does hereby transfer and convey unto the said **SANDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the Grantee herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Parcel 1- 1104 Nelson Dr.:
Land in Davidson County, Tennessee, being Lot No. 121B on the Plan of Zone Lot Division of Primrose Meadows Section Two of record in Plat Book 5200, Page 666, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Parcel 2- 1106 Nelson Dr.:
Land in Davidson County, Tennessee, being Lot No. 121A on the Plan of Zone Lot Division of Primrose Meadows Section Two of record in Plat Book 5200, Page 666, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sadiann Shaeffer, an unmarried person by Successor's Trustee deed from Charles S. Sanger, as Successor Trustee of record in Book 7985, page 762, Register's Office for Davidson County, Tennessee, dated November 9, 1989 and recorded on November 16, 1989.

Sadiann Shaeffer being one in the same person as Sadiann Schaeffer.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 15th day of December, 2022.

Sadiann Schaeffer

SADIANN SCHAEFFER

STATE OF Florida
COUNTY OF Lee

Personally appeared before me, Brad Duff, a Notary Public in and for said County and State, **Sadiann Schaeffer,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Fort Myers (city), Florida (state), this the 15th day of December, 2022.

My Commission Expires: 6/3/2025

NOTARY PUBLIC

BRAD DUFF BD
Notary Public
State of Florida
Comm# HH137758
Expires 6/3/2025