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# 953523 DEEDWARR
12/20/2022 02:23:24 PM 2 pgs
Fees: $13.00 Taxes: $1,287.60

20221220-0131497

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 19th day of December, 2022.

Notary Public **Affiant**
My Commission Expires:

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

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.**	033-16-0-228.00 & 033-16-0-141.00

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:

Land in Davidson County, Tennessee, being Lot Nos. 120-B and 120-A 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 a portion of the same property conveyed to Sadiann Schaeffer by Warranty Deed from Bryant D. Guy et ux, Sharon K. Guy of record in Book 9023, Page 436, Register's Office for Davidson County, Tennessee, dated July 23, 1993 and recorded on July 23, 1993.

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

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