NEW OWNER:
LAKIN SANDERS
302 SOUTH CAMERON COURT
HERMITAGE, TN 37076

SEND TAX BILLS TO:
New Owners

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0106

Map & Parcel
064110A076.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 971303 DEEDWARR
02/15/2023 01:37:30 PM 4 pgs
Fees: $23.00 Taxes: $1,472.60
20230215-0011056

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ninety-Eight Thousand and 00/100 Dollars ($398,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **CAROL L. WAMBLE** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **LAKIN SANDERS and HENRY SANDERS, II, wife and husband,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 76, Plan of Caleb Chase, as shown on plat of the same of record in Plat Book 6250, Pages 821 and 822, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to CAROL L. WAMBLE, by Quitclaim Deed from Michael Thomas Wamble and Elizabeth Jill Asbury, dated October 19, 2022, and of record in Instrument No. 20221024-0115141, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Michael Thomas Wamble and Elizabeth Jill Asbury, subject to a Life Estate in Carol L. Wamble, by Quitclaim Deed from Carol L. Wamble, an unmarried person, dated March 21, 2022, and of record in Instrument No. 20220324-0033981, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Carol L. Wamble, an unmarried woman, by Warranty Deed from Michael V. Brown and wife, Pamela T. Brown, dated April 27, 2006, and of record in Instrument No. 20060501-0049330, Register's Office for Davidson County, Tennessee. Carol L. Wamble and Carol Lee Brown Wamble is one and the same person.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as **302 SOUTH CAMERON COURT, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6250, Page 821 and 822, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 14th day of February, 2023.

Carol L Wamble

CAROL L. WAMBLE

By: Elizabeth Jill Wamble Asbury, AIF

Elizabeth Jill Wamble Asbury, pursuant to Power of Attorney of record in Instrument No. 202302150011055 RODC, Tennessee.

Carol L. Wamble

CAROL L. WAMBLE

By: Michael Thomas Wamble AIF

Michael Thomas Wamble, pursuant to Power of Attorney of record in Instrument No. 202302150011054 RODC, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **ELIZABETH JILL WAMBLE ASBURY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **CAROL L. WAMBLE** the within-named bargainors, as the free act and deed of the said **CAROL L. WAMBLE.**

WITNESS my hand and official seal at office this 14th day of February, 2023.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MICHAEL THOMAS WAMBLE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, **CAROL L. WAMBLE** the within-named bargainors, as the free act and deed of the said **CAROL L. WAMBLE.**

WITNESS my hand and official seal at office this 14th day of February, 2023.

NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$398,000.00.**

Jeffery Rooks

AFFIANT

Sworn to and subscribed to before me this 14th day of February, 2023.

NOTARY PUBLIC

My commission expires: 10/2/2023

LILLIAN TURMAN NOTARY PUBLIC TENNESSEE My Comm Exp. 10/2/2023 COUNTY OF DAVIDSON

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 2/14/2023.

D. Shayne Adair

2/15/2023

Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 15 **day of** February, **2023.**

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 03/07/2026