Karen Johnson Davidson County
Batch# 1003736 DEEDWARR
05/16/2023 10:46:30 AM 4 pgs
Fees: $23.00 Taxes: $2,589.63
20230516-0036526

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. File No. 37547-02-2023	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $699,900.00. Cody W. Sanders Affiant Subscribed and sworn to before me this 12th day of May, 2023. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Justin Royal 5803 Robertson Avenue Nashville, TN 37209	NEW OWNER	Map and Parcel No. 091 10 0I 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Cody W. Sanders, a married man ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Justin Royal, a single man ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5803 Robertson Avenue, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Meredith Sanders, wife of Cody W. Sanders, joins in the execution of this instrument for the purpose of conveying all of her interest, marital or otherwise, in the subject property to Grantee.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of May, 2023.

GRANTOR:

Cody W. Sanders

Meredith Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cody W. Sanders and Meredith Sanders, 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, at office, this 12th day of May, 2023.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

Exhibit "A"
Property Description

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 5801 Robertson Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20151112-0114893 and being shown on Plat attached thereto as Exhibit "B", 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 Cody W. Sanders, single man, by Warranty Deed from Laci M. Bonner, a single woman, of record in Instrument No. 20190701-0063544, in the Register's Office of Davidson County, Tennessee, dated June 28, 2019, and recorded on July 01, 2019.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 May 12, 2023.

Affiant Signature

5/12/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 12 day of May, 20 23.

Notary Public

Notary's Seal:

