Karen Johnson Davidson County
Batch# 1009278 DEEDWARR
05/31/2023 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,163.65
20230531-0040885

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2023.

Notary Public

MY COMMISSION EXPIRES: 7.9.24
(AFFIX SEAL)

THOMAS VORHOLT II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-23-019

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP/PARCEL NO(S). |
|---|---|---|
| Thomas Saunders, III and Angel Saunders | New Owner | 075-12-0C-007.00 CO |
| (NAME) | (NAME) | |
| 757 Tulip Grove Rd #1401 | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, TN 37076 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF Three Hundred Fourteen Thousand Five Hundred And No/100 Dollars ($314,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DEREK DANIELS, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS SAUNDERS, III AND ANGEL SAUNDERS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, 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/Unit 1401, on the Plan of Resubdivision of Phase One, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument 20000107-0002402, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to DEREK L. DANIELS, by deed from ROBERT A. CARTER AND BOBBIE Y. CARTER CO-TRUSTEES OF THE ROBERT A. CARTER AND BOBBIE E. CARTER FAMILY REVOCABLE LIVING TRUST DATED 6/27/2011, of record in Instrument No. 20181217-0122291, dated December 10, 2018, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 757 Tulip Grove Rd #1401, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 28 day of April, 23.

Derek L. Daniels

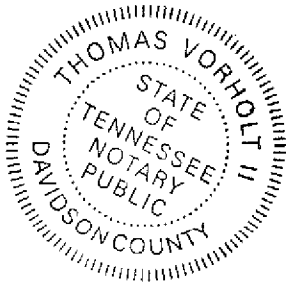
STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that Derek L. Daniels personally appeared before me this day and acknowledged the due execution of the foregoing instrument as his free act and deed.

Witness my hand and official seal, this the 28 of April, 2023.

Notary Public
My Commission Expires: 7.9.24

(SEAL)



TRUE COPY CERTIFICATION

I, Thomas R Vocholt II, 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 the 1st day of MAY, 2023

Affiant Signature

5. 1. 23

Date

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Sworn and subscribed before me this 1 day of May, 2023.

Notary Signature

My Commission Expires: 5/9/26

Notary Seal (if on paper)

TIFFANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026