Karen Johnson Davidson County
Batch# 1022505 DEEDWARR
07/05/2023 10 08 40 AM 2 pgs
Fees $13 00 Taxes $2,238 50
20230705-0051204

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: ~~W-BR-23-1206~~

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~

The actual consideration or value, whichever is greater, for this transfer is $605,000.00

Affiant

Subscribed and sworn to before me this 29th day of June, 2023

Notary Public
My commission expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Alexa VanGorder and McKenzie VanGorder 1206 Apache Lane ~~Nashville~~, TN 37115 Madison	Same as new owner	052-12-0-093

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Eagle Hook Properties, LLC, a Tennessee Limited Liability Company** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Alexa VanGorder and McKenzie VanGorder, wife and husband**, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Reserved Parcel "A" on the Plan of Sequoia Valley, Section II, as of record in Book 3700 Page 114*, Register's Office for Davidson County, Tennessee, and more particularly described as follows: *and amended in Instrument No. 20211013-0137461

Reserved Parcel A: Said Parcel fronts 90.0 feet on the southerly margin of Apache Lane and runs back 147.3 feet on the westerly and 150.0 feet on the easterly line to a rear line which measures 86.2 feet.

Being the same property conveyed to Derrick Sandoval by deed from Harold R. Render of record in Instrument No. 20211025-0142665, Register's Office for Davidson County, Tennessee, and dated October 19, 2021. Derrick Sandoval conveyed his interest to Eagle Hook Properties, LLC, by Quitclaim Deed of record in Instrument No. 20220316-0030711, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Sequoia Valley of record in Book 3700 Page 114 Register's Office for Davidson County, Tennessee.

3. Easement of record in Instrument No. 20230328-0022388 Register's Office for Davidson County, Tennessee

This property is improved property known as 1206 Apache Lane, ~~Nashville~~ Madison, TN 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 29th day of June, 2023.

Eagle Hook Properties, LLC, a Tennessee Limited Liability Company

By: _____
Derrick Sandoval, Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Amy Cross Nance of the state and county mentioned, personally appeared Derrick Sandoval, Manager of Eagle Hook Properties, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager of Eagle Hook Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Derrick Sandoval, Manager of Eagle Hook Properties, LLC as such Manager, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager.

Witness my hand and seal, at office in Franklin TN, this 29th day of June, 2023.

_____
Notary Signature

My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY