Karen Johnson Davidson County
Batch# 1026670 DEEDWARR
07/14/2023 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,213.60
20230714-0054232

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July, 2023.

Notary Public

MY COMMISSION EXPIRES: 09-07-2026
(AFFIX SEAL)

AMANDA MAYNOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026

File #23-PA-3620-P

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Kenneth Hill	OWNER	
(NAME)	(NAME)	**050-10-0-124**
3620 Village Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY SANDERLIN, AN UNMARRIED PERSON, AND WANDA SANDERLIN, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN KENNETH HILL, A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Revised Section Two, Village by the Creek of record in Plat Book 5200, Page 784, 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 Jeffrey Sanderlin, an unmarried man and Andrew Sanderlin, a married man, as joint tenants with rights of survivorship, by Warranty Deed from John Timothy Gregath and wife, Lawana Kay Gregath, of record in Instrument No. 20200109-0003161, in the Register's Office of Davidson County, Tennessee, dated January 06, 2020 and recorded on January 09, 2020.

Being the same property conveyed to Jeffrey Sanderlin, an unmarried man and Wanda Sanderlin, a married woman, tenants in common with right of survivorship, by Quitclaim Deed from Jeffrey Sanderlin, an unmarried man and Andrew Sanderlin, a married man, as joint tenants with rights of survivorship, of record in Instrument No. 20211229-0171329, in the Register's Office of Davidson County, Tennessee, dated December 22, 2021 and recorded on December 29, 2021.

The said Andrew Sanderlin, spouse of Wanda Sanderlin, joins herein to convey any and all marital interest he may have in the above-described property.

This conveyance is subject to:
* Taxes for the year 2023 and subsequent years.
* Plat of Revised Section Two, Village by the Creek, as recorded in Plat Book 5200, Page(s) 784, said Register's Office.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6291, Page 402, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **3620 Village Trail, Nashville, TN 37207**.

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 12th day of July, 2023.

Jeffrey Sanderlin
Wanda Sanderlin by Attorney-in-fact

Wanda Sanderlin by Jeffrey Sanderlin, Attorney-In-Fact
Andrew Sanderlin by Attorney-in-fact

Andrew Sanderlin by Jeffrey Sanderlin, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared JEFFREY SANDERLIN, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of July, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY SANDERLIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of WANDA SANDERLIN and ANDREW SANDERLIN, and who acknowledged he/she/they executed the same as the free act and deed of the said WANDA SANDERLIN and ANDREW SANDERLIN.

Witness my hand this the 12, day of July 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Certificate of Authenticity

I, Tonya Loftin, 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 **July 12, 2023**.

Date

Tonya Loftin
Affiant Signature

July 14, 2023
Date

State of Tennessee

County of Rutherford

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

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)