This Instrument Prepared By:
LEGACY LAW GROUP, PLLC
216 CENTERVIEW DRIVE, SUITE 140
BRENTWOOD, TN 37027

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1042808 DEEDWARR
08/25/2023 10:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230825-0066538

Address New Owners:	**Send Tax Bills To:**	**Map-Parcel**
ROBERTA RAE SANDERS 1601 Lethia Drive Nashville, TN 37206	SAME	073-13-0-200.00

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to Tenn. Code Ann. §67-4-409(a)(3)(D).

Affiant

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/20

Sworn to and subscribed before me this 27th day of July, 2023.

Notary Public

My Commission Expires: 10/14/24

EXECUTOR'S WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that ROBERTA RAE SANDERS is the appointed Executor for the Estate of GERALD C. SANDERS, evidenced by the attached "**Exhibit A**", Letters Testamentary for the Estate of GERALD C. SANDERS, Docket Number 23P81, which is administered in the Circuit Court for Davidson County, Tennessee.

FOR AND IN CONSIDERATION of the sum of -0- Dollars, ROBERTA RAE SANDERS, Executor for the Estate of GERALD C. SANDERS, has this date bargained and sold, and do hereby transfer, quitclaim, and convey any and all interest in which the Decedent and his Estate owns, to **ROBERTA RAE SANDERS, any and all interest in** a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 20 on the Plan of Mailan Heights, of record in Plan Book 1835, page 90, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to GERALD C. SANDERS and wife, JOAN E. SANDERS, by Deed from HAROLD C. CAUDLE and JUNE A. CAUDLE of record in Deed Book 6331, Page 500, dated June 29, 1984 and recorded July 5, 1984, Register's Office for Davidson County, Tennessee.

GERALD C. SANDERS passed away on October 22, 2022.
JOAN E. SANDERS passed away on September 29, 2000.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property known as 1601 Lethia Drive, Nashville, Tennessee 37206.

[SIGNATURES ON THE FOLLOWING PAGES]

WITNESS MY HAND this 27th day of July, 2023.

ESTATE OF GERALD C. SANDERS

By: Roberta Rae Sanders
ROBERTA RAE SANDERS, Executor

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ROBERTA RAE SANDERS, with whom I am personally acquainted, who supplied Letters Testamentary evidencing she is the appointed Executor for the Estate of GERALD R. SANDERS by the Circuit Court for Davidson County, Tennessee, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 27th day of July, 2023.

Kristen N. Smith
Notary Public
My Commission Expires: 10/14/2026

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026

Tennessee Certification of Electronic Document

I, ERIC J. SCOTT, 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 27 2023 (date of document).

Signature

July 27, 2023

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 27th day of July, 2023.

Notary Public

My Commission expires: 10/14/26

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026