WARRANTY DEED

KASEY KELCHNER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires 11-17-2024

#16927A

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000 00

X Lada S
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2023

Notary Public

MY COMMISSION EXPIRES 11-17-2024

(AFFIX SEAL)

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Lada Sloan Clinton Sloan	Legends Bank	09510003500
(NAME) 1779 HILLMONT DRIVE ~~2112 Sanborn Drive~~	(NAME) 310 N First Street	Karen Johnson Davidson County Batch# 1055467 **DEEDWARR** 09/29/2023 09 25 13 AM 2 pgs Fees. $13.00 Taxes $2,497 50
(ADDRESS) Nashville, TN ~~37210~~ 37215	(ADDRESS) Clarksville tn 37040	20230929-0076474
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lisa Seiner Pappas, Trustee of The Sanborn For Family Trust u/a/d November 30, 2021,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lada Sloan and Clinton Sloan,** WIFE AND HUSBAND, 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 NO 196 on the plan of Elm Hill Acres Section IV, of record in Book 2331, apge 118, Register's Office for Davidson County, Tennessee described as follows

Beginning at a point in the northeasterly margin of Sanborn Drive at the corner of Lots Nos 195 and 196, thence with the line between said lots, northeasterly 234 2 feet more or less to the centerline of Sims Branch, thence with the centerline of the same, southeasterly 100 feet more or less to the northerly margin of Wanda Drive, thence with the margin of the same, southwesterly 261 9 feet to the beginning of a curve, thence around said curve, westerly 31 43 feet to the point margin of Sanborn Drive, thence with the margin of the same , northwesterly 80 feet to the point of beginning

Being the same property conveyed to Lisa Seiner Pappas, Trustee of The Sanborn For Family Trust u/a/d November 30, 2021, by deed of record in Instrument No 20211203-0160435, Register's Office for Davidson County, Tennessee

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 2112 Sanborn Drive, Nashville, TN 37210

(House Number) (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

Witness my/our hands this 26th day of September, 2023

Lisa Seiner Pappas, Trustee of The Sanborn For Family Trust u/a/d November 30, 2021

By: Lisa Seiner Pappas, Trustee
Lisa Seiner Pappas, Trustee

State of Tennessee
County of Davidson

On this the 26 day of August, 2023, before me, personally appeared Lisa Seiner Pappas as Trustee of The Sanborn For Family Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed

WITNESS my hand and seal this 26th day of September, 2023

Notary Public
My Commission Expires 11-17-2024

File No 16927A

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires [illegible], 2024