Karen Johnson Davidson County
Batch# 1061504 DEEDWARR
10/17/2023 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20231017-0081428

WARRANTY DEED

KAYLA DODD
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 04-19-2025
RUTHERFORD COUNTY

File #23-PA-1516-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 4-19-25 (AFFIX SEAL)

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)
Sanders Land LLC (NAME)	**New Owner** (NAME)	**073 13 0 052.00**
1518A Wendell Avenue (ADDRESS)	(ADDRESS)	
Nashville, TN 37206 (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, **NATHAN S. BALDWIN AND ANNE W. BALDWIN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANDERS LAND LLC, A LIMITED LIABILITY COMPANY** 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. 1 on the plan of Dugger Heights No. Two, as shown by plat of record in Plat Book 1424, Page 135, in the 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 Nathan S. Baldwin and Anne W. Baldwin, Husband and Wife, by Warranty Deed, from Taylor Sorensen and Whitney Sorensen, Husband and Wife, of record in Instrument No. 20180315-0024540, in the Register's Office of Davidson County, Tennessee, dated March 14, 2018 and recorded on March 15, 2018.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1516 Wendell Avenue, Nashville, TN 37206**.

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 13th day of October, 2023.

Nathan S. Baldwin

Anne W. Baldwin

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Forsyth

On this 13th day of October, 2023, before me personally appeared Nathan S. Baldwin, 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 13th day of October, 2023.

Notary Signature
My commission expires: July 8, 2028

TATIA D SCHMIDT
NOTARY PUBLIC
Forsyth County, North Carolina
My Commission Expires July 8, 2028

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~DAVIDSON~~ Forsyth

On this 13th day of October, 2023, before me personally appeared Anne W. Baldwin, 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 13th day of October, 2023.

Notary Signature
My commission expires: July 8, 2028

TATIA D SCHMIDT
NOTARY PUBLIC
Forsyth County, North Carolina
My Commission Expires July 8, 2028

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

Tennessee Certification of Electronic Document

I, Kayla Dodd, 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 10-13-23 (date of document).

Affiant Signature

10-17-23
Date

State of TN

County of Rutherford

Sworn to and subscribed before me this 17 day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12-19-24

NOTARY'S SEAL

BREANNA LAUX
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY