WARRANTY DEED

Karen Johnson Davidson County
Batch# 1062627 DEEDWARR
10/19/2023 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,137.75
20231019-0081922

File #23-PA-3633-3634

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $307,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 11/2/26
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

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)
Michael D. Wylie and Vanessa Wylie, Trustees of The Llama Living Trust dated June 14, 2019	**New Owner**	
(NAME)	(NAME)	**050 02 0 041.00**
19528 Shadow Ridge Way		
(ADDRESS)	(ADDRESS)	
Northridge, CA 91326		
(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, **ANDREW CHARLES SANDERLIN, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL D. WYLIE AND VANESSA WYLIE, TRUSTEES OF THE LLAMA LIVING TRUST DATED JUNE 14, 2019** 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. 36 on the Plan of Section II, Willow Creek of record in Book 5200, Page 630, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Andrew Charles Sanderlin, by Cash Deed from Samuel R. Pierce, Jr., Housing and Urban Development of Washington, D.C., of record in Book 7177, Page 340, in the Register's Office of Davidson County, Tennessee, dated March 19, 1987, and recorded on March 23, 1987.

Grantor does hereby affirm that said property has never been his primary marital residence.

This conveyance is subject to:
*Taxes for the year 2024 and subsequent years.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **3632 Willow Creek Court, 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 16th day of October, 2023.

Andrew Charles Sanderlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of October, 2023, before me personally appeared Andrew Charles 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 16th day of October, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

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

True Copy Certification

I, **Tammy Carney,** 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 this the 16 day of October, 2023.

Affiant Signature
Date 10/16/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16th day of October, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 11/2/26

