Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1070221 DEEDWARR
11/13/2023 09:41:27 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20231113-0087935

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Katie Bradley
Affiant

Subscribed and sworn to before me, this 9th day of November, 2023.

Notary Public

My commission expires: [illegible]

VIRGINIA DES PLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Joseph V. Pandit	New Owner	043-12-0-037.00
141 Eagan Cir		
Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jameson Elder and Hanna Walters Elder, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Joseph V. Pandit, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 34 and the Northerly 20 feet of Lot No. 35 of Block "B" on the Plan of Revised Plan of Myatt-Eagan Subdivision of Lot No. 8 and the Westerly part of Lot No. 9 of Anderson Estates, of record in Plat Book 1424, Page 107, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 34 and part of Lot No. 35 adjoin and front together 70 feet on the Westerly side of Eagan Circle and run back 143.3 feet on the Northerly line and 152.1 feet, more or less, on the Southerly line to a dead line measuring 70.39 feet, more or less, thereon.

Being the same property conveyed to Jameson Elder and Hanna Walters Elder by Warranty Deed from John Snyder and Joseph Snyder of record in Instrument No. 20181206-0119029 Register's Office for Davidson County, Tennessee, dated December 3, 2018 and recorded on December 6, 2018.

This is **improved** property known as **141 Eagan Cir, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 9th day of November, 2023.

Jameson Elder

Hanna Walters Elder

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jameson Elder and Hanna Walters Elder, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 9th day of November, 2023.

Notary Public
My Commission Expires: 7-23-27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

Lenders Title Company File No. 23-001670-525