Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 231246388

Karen Johnson
Batch # 1089245
01/08/2024 09:37:25 AM
Fees: $13.00 Taxes: $3,034.00
Davidson County
DEEDWARR
2 pgs
20240108-0001384

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $820,000.00.

Affiant

Subscribed and sworn to before me, this 5th day of January, 2024.

Notary Public
My Commission Expires:

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin J. Sanders and Virginia Bain Sanders PO Box 121862 Nashville, TN 37212	New Owner	Tax Parcel ID No. 117-08-0H-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mark J. DeVries and Susan Whitson DeVries, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kevin J. Sanders and Virginia Bain Sanders, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit "A" on the plan of The 1543 Battlefield Drive Townhomes, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The 1543 Battlefield Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060504-0051579, amended in Instrument No. 20060511-0055146, and in Instrument No. 20140929-0089484, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to MARK J. DEVRIES and wife, SUSAN WHITSON DEVRIES, by deed from PINNACLE NATIONAL BANK, of record in Instrument No. 20111219-0098452, dated December 14, 2011, said Register's Office.

MARK J. DEVRIES and wife, SUSAN WHITSON DEVRIES conveyed a 1/3 interest to RICHARD ADAM DEVRIES, by quitclaim deed of record in Instrument No. 20120208-0011339, dated February 3, 2012, said Register's Office.

MARK J. DEVRIES and wife, SUSAN WHITSON DEVRIES and RICHARD ADAM DEVRIES conveyed to MARK J. DEVRIES and wife, SUSAN WHITSON DEVRIES, an undivided 87% interest and to RICHARD ADAM DEVRIES and wife, SARA DEVRIES, an undivided 13% interest, by quitclaim deed of record in Instrument No. 20150708-0066013, dated June 25, 2015, said Register's Office.

RICHARD ADAM DEVRIES and wife, SARA DEVRIES conveyed their interest to MARK J. DEVRIES and wife, SUSAN WHITSON DEVRIES by quitclaim deed of record in Instrument No. 20171212-0126645, dated December 11, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2023 and subsequent years for Map-Par. 117-08-0H-001.00 CO.

Davidson County taxes for 2023, Map-Par. 117-08-0H-001.00 CO, $5,085.18, UNPAID, a lien now due and payable, but not yet delinquent until March 1, 2024.

If improvements are completed after January 1st and before September 1st of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Matters shown on the Plan of record in Plat Book 1424, page 19, said Register's Office.
Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060504-005159, amended in Instrument No. 20060511-0055146 and Instrument No. 20140929-0089484, said Register's Office.

This is improved property located at 1543 Battlefield Drive, Unit A Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of January, 2024.

Mark J. DeVries

Susan Whitson DeVries

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mark J. DeVries and Susan Whitson DeVries, 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.

Witness my hand, at office, this 5th day of January, 2024.

Notary Public

My Commission Expires: _____

