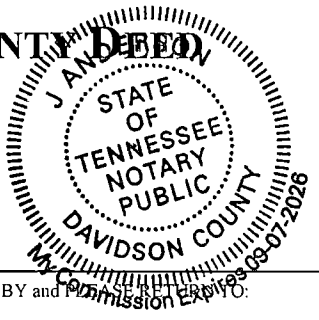
Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED



2024-03-1594

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th day of April, 2024.

(Affix Seal) Notary Public

My Commission Expires:

Karen Johnson
Batch # 1124891
04/19/2024 10:55:05 AM
Fees: $13.00 Taxes: $2,035.00

Davidson County
DEEDWARR
2 pgs

20240419-0028162

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 10(
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Justin Banerdt and Cori Banerdt 2921 Glenway Drive Nashville, TN 37221	OWNER	Map/Parcel 142 16 0C 037.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael D. Sontag, Executor of The Estate of John L. Sontag**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Justin K. Banerdt and Cori R. Banerdt, husband and wife**, hereinafter called the GRANTEE, their heirs 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. 7 on the Plan of DEVON GLEN, PHASE 1, of record in Plat Book 7900, Page 457, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to JOHN L. SONTAG, by deed from E. STEVEN LUNSFORD AND WIFE, LYNDA F. LUNSFORD, of record in Book 9512, Page 20, dated November 1, 1994, said Register's Office. JOHN L. SONTAG conveyed to JEAN M. SONTAG, by quitclaim deed of record in Instrument No. 20030820-0120683, dated August 15, 2003, said Register's Office.

JEAN M. SONTAG died testate on October 11, 2003. Her Last Will and Testament, being filed in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, under Case No. 03P-1806, devised the subject property to J. DAVID SONTAG AND MICHAEL D. SONTAG, CO-TRUSTEES OF THE FAMILY TRUST U/W OF JEAN M. SONTAG.

J. DAVID SONTAG AND MICHAEL D. SONTAG, CO-TRUSTEES OF THE FAMILY TRUST U/W OF JEAN M. SONTAG conveyed the subject property to JOHN L. SONTAG, by Trustee's Quitclaim Deed of record in Instrument No. 20160923-0100451, dated September 6, 2016, said Register's Office.

JOHN L. SONTAG died testate on or about July 18, 2023. His Last Will and Testament, being filed in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, under Case No. 23P-1477. Said Will directs the subject property to be administered as part of the Estate, subject to the control of the Executor MICHAEL D. SONTAG

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024, and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2921 Glenway Drive, Nashville, TN 37221.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the _____ day April, 2024.

The Estate of John L. Sontag

By: _____
Michael D. Sontag, Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17 day of April, 2024, before me personally appeared Michael D. Sontag, Executor of The Estate of John L. Sontag, 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 and behalf of the Estate of John L. Sontage as Executor.

Witness my hand, at office, this 17 day of April, 2024.

My Commission Expires: _____

_____
Notary Public

