Karen Johnson Davidson County
Batch# 1127913 DEEDWARR
04/26/2024 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20240426-0030564

Prepared By and Return to:
Regal Title, LLC
316 W Main St
Murfreesboro, TN 37130

State of Tennessee
County of ~~Davidson~~ Montgomery POS
The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

File Number: 24030152

R. DILLON SYKES
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this 22nd day of April, 2024.

Notary Public
My Commission Expires: 8/18/27

RETURN TO
Stewart Title Company
1152 College Street
Clarksville, TN 37040
File # 2269705

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Ronald Coleman		149-02-0B-068.00-CO
817 Bishopsgate Rd.	Same	
Antioch, TN 37013-1740		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kenneth Wade Sanders, Trustee,* hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Ronald L. Coleman, a single man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit: *OF THE SANDERS LIVING TRUST

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Final P.U.D, Plan, Phase II, Piccadilly Square of record in Plat Book 6250, Page (s) 92 through 94, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth Wade Sanders and wife, Sharon Anne Sanders by Warranty Deed from Centex Homes Enterprises, Inc., a Nevada Corporation of record in Book 6993, page 232, Register's Office for Davidson County, Tennessee, dated September 17, 1986 and recorded on September 29, 1986.

Being the same property conveyed to Kenneth Wade Sanders, Trustee, of the Sanders Living Trust by Quitclaim Deed from Kenneth Wade Sanders and wife, Sharon Anne Sanders of record in Instrument No. 20220519-0058185 Register's Office for Davidson County, Tennessee, dated May 9, 2022 and recorded on May 19, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 817 Bishopsgate Rd., Antioch, TN 37013-1740.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 2nd day of April, 2024.

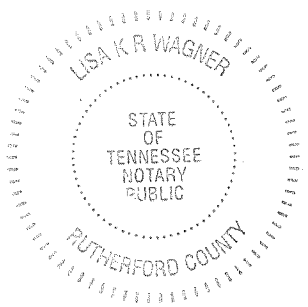
The Sanders Living Trust

BY: Kenneth Wade Sanders Co-Trustee
Kenneth Wade Sanders, Co-Trustee

BY: Sharon Anne Sanders, Co-Truste
Sharon Anne Sanders, Co-Trustee

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Kenneth Wade Sanders and Sharon Anne Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged they are the Co-Trustee of The Sanders Living Trust dated May 9, 2022, and that they, are acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at Smyrna, TN, this 1 day of April, ,2024



Notary Public at Large
My Commission Expires: Sept. 21, 2024

CERTIFICATE OF AUTHENTICITY

I, R. DILLON SYKES, 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 4/2/2024.

R. Dillon Sykes

DATE: 4/22/2024

R. DILLON SYKES
Attorney or Custodian
1152 College Street
Clarksville, TN 37040

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Sworn to and subscribed before me this 22nd **day of** April, 2024.

Tracy L Sykes

Notary Public

My Commission Expires:
8/12/2024

