Karen Johnson Davidson County
Batch # 1135669 DEEDWARR
05/16/2024 11:03:01 AM 6 pgs
Fees: $33.00 Taxes: $2,479.00
20240516-0036329

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63584
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Candace Sanders Barton Sanders 126 Belle Glen Drive Nashville, TN 37221	First Horizon Bank 12719 Cantrell Road, Suite 200 Little Rock, AR 72223

TAX MAP PARCEL NUMBERS: 142150B02800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$670,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michele S. Harris, Shannon Knight Gordon, Kelly Knight Hodges, Trustees of the Michele S. Harris Living Trust dated July 29, 2016, and Teresa Lynne Ogden, Individually and as Trustee of the Aaron Brett Gatons Trust, a testamentary trust, created under the Last Will and Testament of Billy Dale Gatons,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Candace Sanders and Barton Sanders, a married couple**, hereinafter called the **Grantee**, Grantee's 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. 28 on the Plan of Belle Wood Glen, Second Amendment of record in Book 6900, page 190, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Billy D. Gatons, unmarried, as a tenant in common, owning an undivided 65% interest, and Michele S. Harris, unmarried, as a tenant in common, owning an undivided 35% interest, by Warranty Deed from David R. Weiler and Linda M. Weiler, husband and wife, dated June 9, 2017 and recorded June 13, 2017, of record in Inst. No. 20170613-0058956, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 21, 2020, recorded February 21, 2020, of record in Inst No. 20200221-0019679, said Register's Office, Michele S. Harris, unmarried, as a tenant in common owning an undivided 35% interest, conveyed said interest to Michele S. Harris and/or Shannon Knight Gordon and/or Kelly Knight Hodges, Trustees of The Michele S. Harris Living Trust, established by the Revocable Trust Agreement of Michele S. Harris dated July 29, 2016. The said Billy D. Gatons has since died. By Executor's Quitclaim Deed dated December 14, 2020, recorded March 26, 2021, of record in Inst. No. 20210326-0039795, said Register's Office, Teresa Lynne Ogden, Executor of the Estate of Billy Dale Gatons, pursuant to the Last Will and Testament of record in Docket No. 19P-2256, in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division), conveyed all of the right title, and interest of the decedent in subject property to Teresa Lynne Ogden, individually, and Teresa Lynne Ogden, Trustee of the Aaron Brett Gatons Trust, a testamentary trust established under the decedent's Will, as equal tenants in common, with each grantee owning an undivided 32.5% interest. The subject property was never the primary residence of Teresa Lynne Ogden.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 190, said Register's Office, which Plan shows set back lines and easements, to which Plan reference is made for a more complete description; Restrictive Covenants of record in Book 6707, page 290, said Register's Office; Declaration of Covenants, Conditions and Restrictions of record in Book 6980, page 562, Book 7121, page 5, book 9017, page 797, Inst. No. 20230821-0065059, Inst. No. 20230825-0066590, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of The Belle Wood Glen Homeowners Association, Inc., of record in Book 7145, page 312 and Book 8339, page 617, said Register's Office; Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 9981, page 182, said Register's Office.

This is improved property, known as 126 Belle Glen 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on the dates set forth in each notary acknowledgement.

The Michele S Harris Living Trust
dated July 29, 2016

By: Michele S Harris, Trustee
Michele S. Harris, Trustee

Shannon Knight Gordon, Trustee

Kelly Knight Hodges, Trustee

The Aaron Brett Gatons Trust
By: Teresa Lynne Ogden, Trustee
Teresa Lynne Ogden, Trustee

Teresa Lynne Ogden
Teresa Lynne Ogden, Individually

State of Tennessee

County of Davidson

On this 15th day of May, 2024, before me the undersigned authority, personally appeared **Michele S. Harris, as Trustee of the Michele S. Harris Living Trust**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBRA LEIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

Notary

My Commission Expires: _____

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6900, page 190, said Register's Office, which Plan shows set back lines and easements, to which Plan reference is made for a more complete description; Restrictive Covenants of record in Book 6707, page 290, said Register's Office; Declaration of Covenants, Conditions and Restrictions of record in Book 6980, page 562, Book 7121, page 5, book 9017, page 797, Inst. No. 20230821-0065059, Inst. No. 20230825-0066590, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Charter of The Belle Wood Glen Homeowners Association, Inc., of record in Book 7145, page 312 and Book 8339, page 617, said Register's Office; Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utilities District of record in Book 9981, page 182, said Register's Office.

This is improved property, known as 126 Belle Glen 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF on the dates set forth in each notary acknowledgement.

The Michele S Harris Living Trust
dated July 29, 2016

By: _____

Michele S. Harris, Trustee

Shannon Knight Gordon, Trustee
Shannon Knight Gordon, Trustee

Kelly Knight Hodges, Trustee
Kelly Knight Hodges, Trustee

The Aaron Brett Gatons Trust
By: _____

Teresa Lynne Ogden, Trustee

_____

Teresa Lynne Ogden, Individually

State of Tennessee

County of Davidson

On this ____ day of _____, 2024, before me the undersigned authority, personally appeared **Michele S. Harris, as Trustee of the Michele S. Harris Living Trust**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of _____

County of _____

On this ____ day of _____, 2024, before me the undersigned authority, personally appeared **Shannon Knight Gordon, as Trustee of the Michele S. Harris Living Trust,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of _____

County of _____

On this ____ day of _____, 2024, before me the undersigned authority, personally appeared **Kelly Knight Hodges, as Trustee of the Michele S. Harris Living Trust,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: _____

State of Pennsylvania

County of Berks

On this 13th day of May, 2024, before me the undersigned authority, personally appeared **Teresa Lynne Ogden, individually and as Trustee of the Aaron Brett Gatons Trust,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: March 15, 2025

Commonwealth of Pennsylvania - Notary Seal
ASHALISETTE CARABALLO - Notary Public
Northampton County
My Commission Expires March 15, 2025
Commission Number 1394502

State of Tennessee

County of Davidson

On this 14th day of May, 2024, before me the undersigned authority, personally appeared **Shannon Knight Gordon, as Trustee of the Michele S. Harris Living Trust,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Notary

My Commission Expires:

State of Tennessee

County of Davidson

On this 13th day of May, 2024, before me the undersigned authority, personally appeared **Kelly Knight Hodges, as Trustee of the Michele S. Harris Living Trust,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027

Notary

My Commission Expires:

State of _____

County of _____

On this ____ day of _____, 2024, before me the undersigned authority, personally appeared **Teresa Lynne Ogden, individually and as Trustee of the Aaron Brett Gatons Trust,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $670,000.00.

Affiant

Sworn and subscribed before me this 15th day of May, 2024.

Notary

My Commission Expires: 5-9-26

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON