Karen Johnson Davidson County
Batch# 1148150 DEEDWARR
06/17/2024 02:20:30 PM 3 pgs
Fees: $18.00 Taxes: $3,034.00
20240617-0045347

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $820,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th day of June, 2024.

(Affix Seal) Notary Public

My Commission Expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2024-05-1835

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jon Sanderson and Jennifer Sanderson 525 Summit Oaks Court Nashville, TN 37221	CMG Mortgage dba CMG Home Loans 3160 Crow Canyon Rd. Ste 400 San Ramon, CA 94583	Map/Parcel 128-16-0B-055.00-CO

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, **Mary Courtney Schrecker, a single woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Jon Sanderson and Jennifer Sanderson, husband and wife,** hereinafter called the GRANTEE, his/her/their/its heirs/successors 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. 55 on the Plan of Phase Four, Summit Oaks, a Planned Unit Development of record in Plat Book 9700, Page 255 and in Instrument No. 20060417-0043459, 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 Mary Courtney Schrecker, a single woman by Warranty Deed from Roger P. Disilvestro, an unmarried man of record in Instrument No. 20190228-0018091 Register's Office for Davidson County, Tennessee, dated February 27, 2019 and recorded on February 28, 2019.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024, and subsequent years, a lien not yet due and 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 525 Summit Oaks Court, 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 13 day June, 2024.

Mary Courtney Schrecker

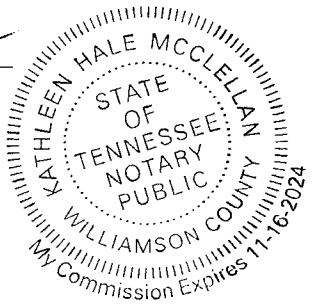
Mary Courtney Schrecker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13 day of June, 2024, before me personally appeared Mary Courtney Schrecker, 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.

Witness my hand, at office, this 13 day of June, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/13/24

Affiant Signature

6/17/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of June, 2024

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY