Name and Address of New Owner:
Derek Stanley
8930 McCrory Lane
Nashville, TN 37221

Send Tax Statements To:
Rocket Mortgage, LLC
1050 Woodward Avenue
Detroit, MI 48226

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-24050662

Map and Parcel: 155-15-0-013.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Grady Sanders, Jr and wife, Connie Elaine Sanders,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Derek Stanley**, hereinafter called the GRANTEE, his heirs and assigns, a 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. 33 on the Plan of Natchez Trace Estates, Section 2, as of record in Book 4675, Page 54, said Register's Office.

Said Lot No. 3 fronts 172.00 on the easterly side of McCrory Lane and runs back 259.32 feet on the southerly lot line and 253.72 feet on the northerly lot line, to a line in the rear which measures 112.38 feet thereon.

Being the same property conveyed to Thomas Grady Sanders Jr and wife, Connie Elaine Sanders by Warranty Deed from State Realty Company, a Partnership composed or Robert B. Hendley and Douglas C. Whiteside of record in Book 7283, page 452, Register's Office for Davidson County, Tennessee, dated June 30, 1987 and recorded on June 30, 1987.

This conveyance is subject to the following Subject to all matters shown on the Plan of record in Plat Book 4675, Page 54; Restrictions of record in Book 5196, Page 471; Agreement for Dedication of Easement for Sewer Line of record in Book 7542, Page 266, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 8930 McCrory Lane, Nashville, TN 37221

Karen Johnson Davidson County
Batch # 1149078 DEEDWARR
06/20/2024 09:47:24 AM 2 pgs
Fees: $13.00 Taxes: $3,330.00
20240620-0046261

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, his heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 17th day of June, 2024.

Thomas Grady Sanders, Jr

Connie Elaine Sanders

Connie Elaine Sanders

State of Tennessee

County of Rutherford

Personally appeared before me, Thomas Grady Sanders, Jr and Connie Elaine Sanders with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th of June, 2024.

Janice L Taylor

Notary Public
My Commission Expires: 8-21-27

JANICE L TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $900,000.00.

Affiant Signature

Subscribed and sworn to before me, this 17th day of June, 2024.

Jodi Jackson

Notary Public
My Commission Expires: 10/4/27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON