This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23038-DJ

Karen Johnson Davidson County
Batch# 1161257 DEEDWARR
07/24/2024 10:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240724-0055859

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of July, 2024.

Notary Public
My Commission Expires: 3/20/2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ryan James Whitten 802 Cedarstone Way Nashville, TN 37214	Ryan James Whitten 802 Cedarstone Way Nashville, TN 37214	096-02-0A-002-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Marcia E. Sanderson, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Ryan James Whitten,** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain condominium unit situated in Davidson County, Tennessee, being Unit 2, together with the appurtenant common elements of The Bluffs of Cedarstone, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed of The Bluffs of Cedarstone, of record in Instrument No. 20070625-0075380; as amended in Instrument No. 20070720-0086753; Instrument No. 20120905-0080134; and in Instrument No. 20160208-0011939, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan attached as Exhibit to said Master Deed, as amended. See also boundary plan of record in 20060407-0040430, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of The Bluffs of Cedarstone provided in said Master Deed, as amended, together with the By-Laws appended thereto, the site plan attached as exhibit to said Master Deed, as amended, the boundary plan as recorded, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Together with and subject to the Declaration of Reciprocal Easements of record in Instrument No. 20061006-0124722, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William C. Sanderson and spouse, Marcia E. Sanderson by Special Warranty Deed from Donelson Cedarstone Associates, II LP, a Tennessee limited partnership, dated March 7, 2012, recorded March 9, 2012, of record in Instrument No. 20120309-0020539, Register's Office for Davidson County, Tennessee. William C. Sanderson died March 23, 2024 leaving Marcia E. Sanderson sole tenant by entirety.

This is ☐ improved or ☐ unimproved property located at: **802 Cedarstone Way, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 and assigns forever; and we do covenant with the said GRANTEES 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 23rd day of July, 2024.

GRANTOR:

Marcia E. Sanderson

Marcia E. Sanderson

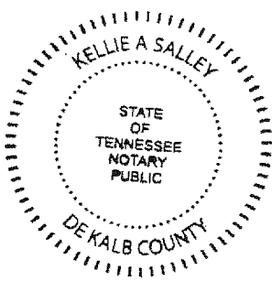
STATE OF TENNESSEE
COUNTY OF Cumberland

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Marcia E. Sanderson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 23rd day of July, 2024.

Kellie A Salley

Notary Public
My Commission expires: 04-30-24



- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 07/23/2024 (date of document).

Kirsten Virden

Affiant Signature

Date: 07/23/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 23 day of July, 2024.

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

