Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-24-4727

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of October, 2024

Notary Public

Commission Expires: 6/26/27

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
COMM. EXPIRES JUNE 26, 2027

Karen Johnson Davidson County
Batch# 1199449 DEEDWARR
10/31/2024 10:53:30 AM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20241031-0084289

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jensi Sanders 933 South Woodstone Lane Nashville, TN 37211	SoFi Bank National Association 2750 East Cottonwood Pkwy, Suite 300 Salt Lake City, UT 84121	172-03-0A-082.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Taylor B. Whitmore and Breann Beckman, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jensi Sanders, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 82 on the Plan of The Woodlands, Phase I, Section I of record in Plat Book 6900, Page 498 and 499, 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 Taylor B. Whitmore and Breann Beckman, husband and wife, as joint tenants with right of survivorship by Warranty Deed from Benjamin Wilkins and Breann Wilkins, husband and wife of record in Instrument No. 20220601-

0063202, Register's Office for Davidson County, Tennessee, dated May 26, 2022 and recorded on June 1, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 933 South Woodstone Lane, Nashville, TN 37211

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 so 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. 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.

Dated this the 29 day of October, 2024.

Taylor B. Whitmore

Breann Beckman

STATE OF MN
COUNTY OF Anoka

On this 29 day of October, 2024, before me personally appeared Taylor B Whitmore and Breann Beckman, 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 29 day of October, 2024.

Notary Signature
My commission expires: 1-31-30

KIMBERLY MILLER
Notary Public
State of Minnesota
My commission expires
1/31/2030

Certificate of Authenticity

I, Riley Herrick, 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 October 30, 2024.

Affiant Signature

10/30/24
Date

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 30th day of October, 2024.

Notary's Signature

My Commission Expires: 6/26/27

Notary's Seal

KIM D. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMM. EXPIRES JUNE 26, 2027

RECORD & RETURN TO:
Commerce Title & Escrow, LLC
101 Lea Ave.
Nashville, TN 37210
File No. RES-24-933