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|---|---|
| **THIS INSTRUMENT WAS PREPARED BY**<br>**Harpeth Escrow, LLC**<br>**117 Saundersville Road, Ste. 201**<br>**Hendersonville, TN 37075**<br><br>Karen Johnson Davidson County<br>Batch# 1207812 DEEDWARR<br>11/22/2024 08:13:30 AM 3 pgs<br>Fees: $18.00 Taxes: $1,480.00<br>20241122-0091325<br><br>SHAWNDRESE KAMIN STATE OF TENNESSEE NOTARY PUBLIC CUMBERLAND COUNTY | **STATE OF Tennessee**<br>**COUNTY OF Davidson**<br><br>The actual consideration or value, whichever is greater, for this transfer is **$400,000.00**.<br><br>Eric Shane Sanders<br>**Affiant**<br><br>Subscribed and sworn to before me, this ~~14th~~ 13th day of **November, 2024**.<br><br>**Notary Public**<br>**My commission expires:** 6-5-27 |

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Tanner B. Mikell and Malley A. Celaya**<br>**2609 Colbert Drive**<br>**Nashville, TN 37206** | 5895 N. Sam Houston Pkwy W, Ste 300 Houston, TX 77086 | **084 01 0 080.00**<br>Account No. |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Eric Shane Sanders, an unmarried man**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **Malley A. Celaya and Tanner B. Mikell, wife and husband**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

**Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of ROSEBANK COURT of record in Plat Book 3106, Page 72, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.**

**Being the same property conveyed to Eric Shane Sanders, by Warranty Deed from Lloyd F. Travis and wife, Minnie M. Travis, of record in Instrument No. 20010831-0094784, in the Register's Office of Davidson County, Tennessee, dated August 30, 2001 and recorded on August 31, 2001.**

**THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:**

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved ( ) property known as **2609 Colbert Drive, Nashville, TN 37206**.

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 in 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.

Witness my/our hand(s) this ~~14th~~ 13 **day of November, 2024.**

Eric Shane Sanders

**Eric Shane Sanders**

**STATE OF TENNESSEE**
**COUNTY OF ~~SUMNER~~** Cumberland sk

**On this ~~14th~~ 13 sk day of November, 2024, before me personally appeared Eric Shane Sanders, 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 ~~14th~~ 13 sk day of November, 2024.**

**Notary Signature**
**My commission expires:** 6-5-27

SHAWNDRESE KAMIN
STATE OF TENNESSEE NOTARY PUBLIC
CUMBERLAND COUNTY

**True Copy Certification**

I, Yvette Meldrum, 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 November 13, 2024

Signature
November 13, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 13, 2024

Notary's Signature

My Commission Expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY