Warranty Deed

Karen Johnson Davidson County Batch# 1210690 DEEDWARR 12/02/2024 03:16:30 PM 3 pgs Fees: $18.00 Taxes: $2,127.50 20241202-0093635	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $575,000.00. Affiant Subscribed and sworn to before me, this the 27th day of November, 2024. Notary Public My commission expires: 11/15/2025

TARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sanders Land LLC	New Owner(s)	072-05-0N-055.00-CO
1518 Wendell Avenue, Unit A		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNIFER ZACHRY, A SINGLE WOMAN AND CHRISTINE M. ZACHRY, A SINGLE WOMAN** , HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANDERS LAND LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 55 of High View Cottages, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing High View Cottages, a Horizontal Property Regime of record in Instrument No. 20200922-0108662 as amended in Instrument No. 20210204-0016516, and Instrument No. 20230406-0025206, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to High View Cottages LLC, a Tennessee limited liability company by Warranty Deed from LVH, LLC, a Tennessee limited liability company of record in Instrument No. 20200923-0109424 Register's Office for Davidson County, Tennessee, dated September 23, 2020 and recorded on September 23, 2020 and Scrivener's Affidavit Recorded in Instrument Number. 20210503-0058958.

Being the same property conveyed to Jennifer Zachry, a single woman and Christine M. Zachry, a single woman, as tenants in common with the right of survivorship by Warranty Deed from High View Cottages LLC, a Tennessee Limited Liability Company of record in Instrument No. 20231004-0077989 Register's Office for Davidson County, Tennessee, dated September 25, 2023 and recorded on October 04, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3077 Edwin Circle, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~27th~~ 26th day of November, 2024.

Jennifer Zachry

Christine M. Zachry

STATE OF TEXAS
COUNTY OF BEXAR

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jennifer Zachry and Christine M. Zachry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of November, 2024.

Notary Public

My Commission Expires: 5.14.2026

THEONA RICHARDS
Notary ID #128270780
My Commission Expires
May 14, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 11/26/24.

Affiant Signature – Joshua A. Terry

12/2/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/2/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27