WARRANTY DEED

Karen Johnson Davidson County
Batch# 1212027 DEEDWARR
12/03/2024 01:28:30 PM 4 pgs
Fees: $23.00 Taxes: $1,949.90
20241203-0093872

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$527,000.00.**

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 25TH DAY OF NOVEMBER, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC
1720 West End Avenue #403, Nashville, TN 37203
File No.: 111124

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL
Harold Andrew Sanders and Debra Rae Sanders 432 Chinook Drive Antioch, TN 37013	SAME AS NEW OWNER	181-03-0A-372.00CO

For and in consideration of the sum of Five Hundred Thirty Thousand And 0/100 ($530,000.00), cash in hand paid by the hereinafter named Grantees, and for other and valuable consideration, the receipt of which is hereby acknowledged, I/We,

ADAM BONDI AND JESSICA BONDI. HUSBAND AND WIFE

, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto,

HAROLD ANDREW SANDERS AND DEBRA RAE SANDERS, HUSBAND AND WIFE

, hereinafter called the Grantees, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 29 on the Plan of Phase Four, Section One, Addition to Indian Creek, RS-10 Subdivision, Cluster Lot Option of record in Plat at Instrument No. 20160620-0062474, 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 Adam Bondi and Jessica Bondi, husband and wife by Quitclaim Deed from Adam Bondi and Jessica Fortney n/k/a Jessica Bondi, husband and wife of record in Instrument No. 20190819-0082817, dated July 24, 2019, and recorded August 19, 2019, Register's Office for Davidson County, Tennessee; and also being the same property conveyed to Adam Bondi and Jessica Fortney, husband and wife by Warranty Deed from Joshua R. Close and Chelsey R. Close f/k/a Chelsey R. Tiede, husband and wife of record in Instrument No. 20190726-0073862, dated July 24, 2019, and recorded July 26, 2019, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) taxes for the current year which may not yet be due and payable, (2) all matters appearing on plat or plan referenced in the legal description, if any, (3) all applicable zoning ordinances (4) utility, sewer, drainage, and other easements and agreements of record, (5) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), and (6) all other matters of public record.

This is unimproved property known as 432 Chinook Drive, Antioch, TN 37013.

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), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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.

[SIGNATURE(S) AND NOTARY ACKNOWLEDGMENT(S) ON FOLLOWING PAGE]

[SIGNATURE(S) AND NOTARY ACKNOWLEDGEMENT(S) PAGE OF THE WARRANTY DEED FOR ADAM BONDI AND JESSICA BONDI. HUSBAND AND WIFE to H ANDREW AND DEBRA R SANDERS JOINT REVOCABLE LIVING TRUST FOR THE TRANSFER OF PROPERTY LOCATED AT 432 CHINOOK DRIVE, ANTIOCH, TN 37013.]

Witness our/my hand on the 25th day of November, 2024.

Adam Bondi

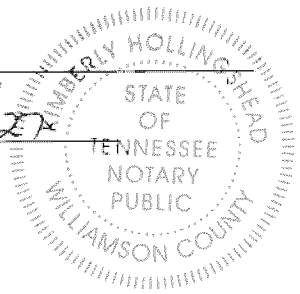
Jessica Bondi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Adam Bondi and Jessica Bondi, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of November, 2024.

Notary Public
My Commission Expires: 2/17/27



Certificate of Authenticity

I, Celia Stewart Rouse, 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 11/25/24.

Date

Celia Stewart Rouse

Affiant Signature

11/25/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 25th day of November, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

202412030093872