THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 241149276

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,950,000.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me, this 3rd day of December, 2024

Notary Public
My Commission Expires 10/4/2027

JODI JACKSON
TENNESSEE NOTARY
Davidson County LIC
DAVIDSON

Karen Johnson
Batch # 1212527
12/04/2024 10 49 37 AM
Fees $13 00 Taxes $10,915 00
DEEDWARR
2 pgs
20241204-0094147

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Sloan P. Sanders and Grace E. Sanders 4343 Sneed Road Nashville TN 37215	New Owner	Tax Parcel ID No 130-08-0-040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph G. Cummings, III and Mary Britton Cummings, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Sloan P. Sanders and Grace E. Sanders, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Resubdivision of Lots 15 and Southerly 1/2 of Lot 14 Belle Meade Annex, of record in Plat Book 6050, page 276, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOSEPH G. CUMMINGS III and spouse, MARY BRITTON CUMMINGS, by deed from JOHN W. BARTON III and spouse, SHANNON BARTON, of record in Instrument No. 20060921-0116939, dated September 20, 2006, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 130-08-0-040.00

Matters shown on the Plan of record in Plat Book 6050, page 276, said Register's Office.

Driveway Easement Agreement of record in Instrument No. 20000926-0095229, said Register's Office.

This is improved property located at 4343 Sneed Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 3rd day of December, 2024

Joseph G. Cummings, III

Mary Britton Cummings

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Joseph G. Cummings, III and Mary Britton Cummings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2024

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

My Commission Expires: _____