Karen Johnson Davidson County
Batch# 1213259 DEEDWARR
12/09/2024 08:34:30 AM 5 pgs
Fees: $28.00 Taxes: $7,030.00
20241209-0095067

THIS INSTRUMENT PREPARED BY:
BEN WRIGHT, ATTORNEY AT LAW, PLLC
816 NORTH MILITARY AVE., STE 2
LAWRENCEBURG, TN 38464
FILE # 241121SF

FROM: ROBERT A. WARNER, SR. AND SUZANNE G. WARNER

TO: SANDERS INVESTMENTS 9, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY

WARRANTY DEED

For and in consideration of the sum of ONE MILLION, NINE HUNDRED THOUSAND AND NO/100--- ($1,900,000.00) ---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, WE, ROBERT A. WARNER, SR. AND SUZANNE G. WARNER, have bargained and sold, and by these presents, do transfer and convey unto the said, SANDERS INVESTMENTS 9, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY, its successors and assigns a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in the 11th Metropolitan Councilmanic District (formerly 10th Civil District) of Nashville, Davidson County, Tennessee and being **Lot No. 1**, on the Final Plat Re-Subdivision of Lot #2 of the Dalemont Property Map, as of record in Instrument No. 20240925-0074271, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Robert A. Warner, Sr. and Suzanne G. Warner, as tenants in common, by deed from Bert Montgomery, unmarried, of record in Instrument No. 20151119-0117480, dated November 17, 2015, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

a. All matters as shown on the plan of record in Instrument No. 20240925-0074271.
b. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7946, Page 812 and Book 7946, Page 911, Register's Office of Davidson County, Tennessee.
c. Easement in Deed of record in Book 5194, Page 653, Register's Office of Davidson County, Tennessee.
d. Easement(s) retained in Ordinance No. O66-814, Metro Clerk's Office.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

MAP/PARCEL : 033-00-0-179.00 (s)

PROPERTY ADDRESS: 1339 DICKERSON PIKE, GOODLETTSVILLE, TN. 37072

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, hereto belonging to the said SANDERS INVESTMENTS 9, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY, its successors and/or assigns forever. And we do covenant with the said SANDERS INVESTMENTS 9, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY, 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, except for matters as set out above.

And we do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend title to said land to SANDERS INVESTMENTS 9, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY, its successors and assigns against lawful claims of all persons whomsoever.

WITNESS OUR HANDS THIS 5 DAY OF December, 2024.

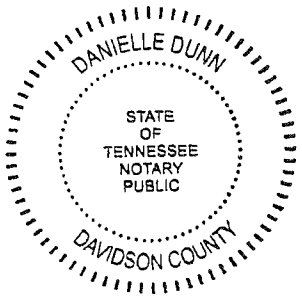
ROBERT A. WARNER, SR.

SUZANNE G. WARNER

STATE OF Tennessee
COUNTY OF Davidson

On this 5th day of December 2024, before me personally appeared ROBERT A. WARNER, SR. AND SUZANNE G. WARNER, to me known or proved to me on the basis of satisfactory evidence to be the persons described in and who acknowledged that they executed the foregoing instrument and acknowledged that they executed the same as their free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Nashville in the State of Tennessee

SEAL



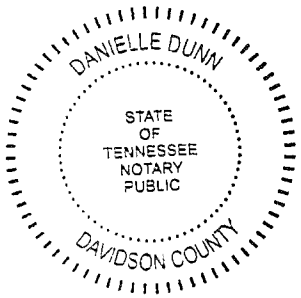
NOTARY PUBLIC
My Commission Expires: May 5, 2025

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is **$1,900,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 5th day of December, 2024.

SEAL



NOTARY PUBLIC
My Commission Expires: May 5, 2025

NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP/PARCEL NO.**
SANDERS INVESTMENTS 9, LLC 107 E. Belding Avenue Hot Springs, AR 71901	SANDERS INVESTMENTS 9, LLC 107 E. Belding Avenue Hot Springs, AR 71901	033-00-0-179.00

Certificate of Authenticity

I, Danielle Dunn, do hereby make oath that I am a licensed attorney and/or 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 December 5, 2024.

Date

Affiant Signature

December 6, 2024

Date

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 6th day of December, 2024.

Notary's Signature

My Commission Expires: 07-18-2028

Date

Notary Seal (if on paper)

LISA FARRIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 18 2028
COUNTY OF ROBERTSON