BOX 10-A

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P24-8126-WE	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 365,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF December 2024 Notary Public MY COMMISSION EXPIRES (AFFIX SEAL)

Karen Johnson Davidson County
Batch # 1215464 DEEDWARR
12/12/2024 09 43 48 AM 2 pgs
Fees $13 00 Taxes $1,350 50
20241212-0096495

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires JUNE 23, 2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Sanders, LLC	NEW OWNER	14701020600
2721 Westwood Drive		
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Sharon Joy Fields, Kathy Dianne Thurman, and Debra Lynn Byrd, devisees of the Estate of Kathleen S. Rochell**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sanders, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 300 on the Plan of Section Two, Caldwell Hall of record in Plat Book 2900, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 300 fronts 75.64 feet on the southerly side of Gaywood Drive, and runs back 161.2 feet on the easterly line and 163 feet on the westerly line, to a dead line in the rear, on which it measures 118 feet.

Being the same property conveyed to Harvey William Rochell and wife, Kathleen S. Rochell, by Warranty Deed from The Kennedy Corp. of record in Book 3223, page 217, Register's Office for Davidson County, Tennessee, dated May 09, 1961 and recorded on May 12, 1961.

Harvey William Rochell died on January 26, 2020, vesting Kathleen S. Rochell as the survivng tenant by the entirety.

Kathleen S. Rochell, also known as C. Kathleen Rochell, died, intestate, on March 11, 2023. Pursuant to the Last Will and Testament of Kathleen S. Rochell, also known as C. Kathleen Rochell, the interest in the herein described real property was devised to her three (3) adult children, namely Kathy Dianne Thurman, Debra Lynn Byrd, and Sharon Joy Fields. The Last Will and Testament of C. Kathleen Rochell was probated in the Probate Division for the Seventh Circuit Court for Davidson County, Tennessee in Docket No. 23P2122.

Order for Muniment of Title of record in Instrument No. 20231208-0094969, Register's Office for Davidson County, Tennessee,recorded on December 08, 2023.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **323 Gaywood Drive, Nashville, TN 37211**

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 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 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 our hands this the 11 day of Dec, 2024.

Sharon Joy Fields
Sharon Joy Fields

Kathy Dianne Thurman
Kathy Dianne Thurman

Debra Lynn Byrd
Debra Lynn Byrd

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sharon Joy Fields,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11 day of Dec, 2024.

My Commission expires: Nov 8 2027

Notary Public

R.L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kathy Dianne Thurman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11 day of Dec, 2024.

My Commission expires: Nov 8 2027

Notary Public

R.L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Debra Lynn Byrd,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 11 day of Dec, 2024.

My Commission expires: Nov 8, 2027

Notary Public

R.L. MOORE TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON