Name and Address of New Owner:
Erin Dias, Trustee of The 4617 Saunders Avenue Trust
PO BOX 695
Madison, TN 37116
Send Tax Bills To:
New Homeowner

Karen Johnson Davidson County
Batch# 1232637 DEEDWARR
01/31/2025 12:22:30 PM 4 pgs
Fees: $23.00 Taxes: $1,554.00
20250131-0007534

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 05115002200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Annice Springer**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Erin Dias, Trustee of The 4617 Saunders Avenue Trust.,** "the Grantee," the following described real estate in Davidson County, Tennessee:

TRACT 1:

Beginning at a point on the westerly right of way of Saunders Avenue, said point being south 2 degrees 31 minutes east, 150.55 feet (as erroneously referred to as 10.55 feet in prior deed), more or less, from the southerly margin of Walton Lane; thence along said westerly right of way south 2 degrees, 31 minutes east, 125.46 feet to a point at the southeast corner of the property conveyed from King to Bates in Deed Book 3502, page 358; thence along the southerly line of said tract, westerly 164.6 feet, more or less, to the southwest corner of the Bates property; thence north 2 degrees, 22 minutes east 137.2 feet to the southwest corner of the property conveyed from Harding to Reed in Deed Book 5447, page 198; thence with said Reed property and severing the property described in Deed Book 4515, Page 376, south 88 degrees, 19 minutes east, 152 feet, more or less to a point in the westerly margin of Saunders Avenue, the point of beginning and described (in part) according to a survey by Clyde Anderson, June 1971.

Also conveyed herewith is a 12 foot strip of land described as follows:

TRACT 2:

A tract of land in the 11TH Civil District of Davidson County, Tennessee, being part of

Lot 7 on the Plan of Craighead Lands, as of record in Minute Book 1, pages 108 and 109, and in Plan Book 1, page 20, Chancery Court at Nashville, described according to a survey made by J. R. Wauford & Company, Consulting Engineers, August 23, 1962, as follows: Beginning at a point at the southwest corner of property described in Deed Book 3502, page 358, Being south 2 degrees, 22 minutes west, 287.2 feet from the southerly margin of Walton Lane; thence along the southerly line of property described in Deed Book 3502, page 358, Easterly 164.6 feet, more or less, to the westerly right-of-way of Saunders Avenue; at the southeast corner of property described in Deed Book 3502, page 358, said point being south 2 degrees 31 minutes east 276.01 feet from the southerly margin of Walton Lane; thence south 2 degrees 31 East 12.32 feet, more or less, along said westerly right-of-way of Saunders Avenue to an iron pin; thence north 87 degrees 29 minutes east, 164.6 feet to an iron pin; thence north 2 degrees 22 minutes east, 12.0 feet to the beginning. Described (in part) according to a survey by Clyde Anderson dated June, 1971.

Being the same property conveyed to James L Springer, Jr, by Special Warranty Deed from Homecoming Financial Network, Inc, by Wilshire Credit Corporation, its Attorney-in-Fact, a corporation organized and existing under the laws of the United States, dated December 27, 2005, of record in Instrument No. 20060130-0011244, in the Register's Office for Davidson County, Tennessee. James L Springer, Jr died February 18, 2021, leaving his spouse, Annice Springer, as his sole heir at law. Reference made to Affidavits of Heirship being recorded simultaneously herewith in Instrument No. 202501310007532, and Instrument No. 202501310007533, Register's Office of Davidson County, Tennessee.

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 4617 Saunders Avenue, Nashville, TN, 37216

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of January, 2025.

By: _____ (SEAL)
Annice Springer

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 15th day of January, 2025, before me personally appeared Annice Springer, me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15th day of January, 2025.

_____
Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $420,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

STATE OF TENNESSEE
COUNTY OF SUMNER
Sworn to and subscribed before me this 15th day of January, 2025.

_____
Notary Signature
My commission expires 10/24/2028

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/15/25 (date of document).

Jennifer Russell
Affiant Signature

1/16/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16th day of January 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

