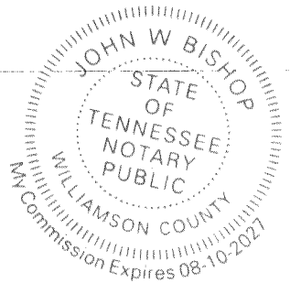
Lenders Title Company File No. 24-001815-524



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $775,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of February, 2025.

Notary Public

My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brandon Adair and Jesi Adair	**Fairway Independent Mortgage Corporation**	**143-02-0A-007.00-CO**
608 Harpeth Trace Dr	**4201 Marsh Lane**	
Nashville, TN 37221	**Carrollton, TX 75007**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Taylor Sanders and Evan Sanders, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Brandon Adair and Jesi Adair, husband and wife

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Phase Three, Harpeth Trace Estates of record in Plat Book 5200, Page (s) 751, through 753, Inclusive 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 Evan Sanders and Taylor Sanders, Husband and Wife by Warranty Deed from Linda M. Shoun, Unmarried of record in Instrument No. 20201029-0125540 Register's Office for Davidson County, Tennessee, dated October 21, 2020 and recorded on October 29, 2020.

This is improved property known as **608 Harpeth Trace Dr, Nashville, TN 37221.**

Karen Johnson Davidson County
Batch# 1236662 DEEDWARR
02/12/2025 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20250212-0010810

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themself, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 11th day of February, 2025.

Taylor Sanders

Evan Sanders

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, Taylor Sanders and Evan Sanders, the bargainors, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 11th day of February, 2025.

Notary Public
My Commission Expires: _____

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-21-2027

Lenders Title Company File No. 24-001815-524

SP 11/2015

True Copy Certification

I, **Pam Autry,** 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 this the 11 day of February, 2025.

Affiant Signature

Date 2/11/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 11 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

