BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1242425
03/03/2025 10 10 46 AM
Fees $13 00 Taxes $1,313 50

Davidson County
DEEDWARR
2 pgs

20250303-0015478

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF February, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

DANIELLE OSBORNE
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-23-2025

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Pablo Alexander Sanchez	NEW OWNER	
(NAME)	(NAME)	
549 Harding Place		149 04 0 078 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **WE, SANDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PABLO ALEXANDER SANCHEZ, MARRIED,** 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. 376 on the Plan of EDGE-O-LAKE ESTATES, SECTION 6, of record in Plat Book 3700, Pages 15 and 16, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to Stuart D. Tathwell, a married man, by Warranty Deed from Anita Janet Williams Moore, formerly Anita Janet Williams, and husband, James M. Moore, of record in Book 8487, Page 898, in the Register's Office of Davidson County, Tennessee, dated August 24, 1991 and recorded on November 18, 1991.

Being the same property conveyed to Sanders, LLC, a Tennessee limited liability company, by Warranty Deed from Stuart D. Tathwell, a married man, of record Instrument No. 20250203-0007832 in the Register's Office of Davidson County, Tennessee, dated January 31,2025 and recorded on February 3, 2025.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 2624 Edge O Lake Drive, Nashville, TN 37217
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 my hand this 24 day of February, 2025

Sanders, LLC, a Tennessee limited liability company

BY: _____

Robert S. Hite, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Robert S Hite with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Sanders, LLC, the within named bargainor, a limited liability company and that he as such the Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member

Witness my hand and official seal this 24 day of February, 2025.

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/3/25

Commission expires

_____

Notary Public

MO2025-233