Karen Johnson Davidson County
Batch# 1248196 DEEDWARR
03/19/2025 02:48:30 PM 3 pgs
Fees: $18.00 Taxes: $646.68
20250319-0019951

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $174,779.00.

Affiant

Subscribed and sworn before me this the 11th day of March, 2025.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Nader Wasif	Nader Wasif	050-10-0-023.00
3247 Masonwood Dr.	5720 Chadwick Ln	
Nashville, TN 37207	Brentwood, TN 37027	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DEJA TURNER-SANDERS AND CARTEZ SANDERS AND NOWELL HOOTEN-SANDERS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Nader Wasif, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, Being Lot No. 771 on the Plan of Parkwood Estates, Section Four, of record in Book 3300 Pages 79 and 80, Register's Office for Davidson County, Tennessee. Said Lot No. 771 fronts 85.23 feet on the northerly margin of Masonwood Drive and runs back between lines 118.9 feet on the easterly line and 166.2 feet on the westerly line to a dead line in the rear on which it measures 79.8 feet.

BEING the same property conveyed to John C. Sanders by Warranty Deed from Larry LaBron Scott and wife, Brenda Gail Scott, dated 05/23/1994 and recorded 05/25/1994 in Book 9357, Page 12, Register's Office for Davidson County, Tennessee.

According to Affidavit of Heirship dated 3/11/2025 and recorded _____ in Instrument No. 202503190019949 the said John C. Sanders died intestate and unmarried on August 27, 2014, leaving his four children, Deja Turner-Sanders, Christopher Stanton A.K.A Christopher Sanders, Cartez Sanders, and Nowell Hooten-Sanders as his only heirs at law.

BEING the same property conveyed to Deja Turner-Sanders, Cartez Sanders, and Nowell Hooten-Sanders by quitclaim deed from Christopher Stanton A.K.A Christopher Sanders, of record in Instrument Number 202503190019950, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 3247 Masonwood Dr., Nashville, TN 37207.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 11 th day of March, 2025.

Deja Turner-Sanders

Deja Turner-Sanders

Cartez Sanders

Cartez Sanders

Nowell Hooten-Sanders

Nowell Hooten-Sanders

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deja Turner-Sanders, Cartez Sanders, and Nowell Hooten-Sanders, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 3/11/2025.

Affiant Signature

3/17/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of March, 2025

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY