Karen Johnson Davidson County
Batch# 1264863 DEEDWARR
04/24/2025 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,517.00
20250424-0031739

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$410,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 202510250	Affiant Sworn to and subscribed before me this 22 day of April 2025. Notary Public My Commission Expires: _____
After Recording Return To The Above.	

ALEJANDRA HOLI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 10-25-2026

WARRANTY DEED

THIS INDENTURE, made this 22nd day of April, 2025, among:

JAMES WALKER TUTEN AND ERIN DORIS TUTEN, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

COLIN SANDIDGE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 73, on the Plan of Phase V, Poplar Glen, of record in Book 7900, page 67, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James Walker Tuten, by deed from Andre M. Claybrooks, married, dated June 7, 2022, of record in Instrument No. 20220614-0067582, Register's Office for Davidson County, Tennessee.

FOR INFORMATIONAL PURPOSES ONLY: The property is also known as 715 Maple Place, Nashville, TN 37216.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the

Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

James Walker Tuten

James Walker Tuten

Erin Doris Tuten

Erin Doris Tuten

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, James Walker Tuten and Erin Doris Tuten, the within named bargainor(s), 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.

Witness my hand and official seal this 22nd day of April 2025.

Notary Public
My Commission Expires: 10/27/25

Owner Name & Property Address:

Name: Colin Sandidge
Address: 715 Maple Place
City, State, Zip: Nashville, TN 37216

Responsible Party For Taxes:

Name: **Old National Bank**
Address: **One Main Street**
City, State, Zip: **Evansville, IN 47708**

Tax ID: 061-05A-098.00

Brad Krivensky State of Tennessee Notary Public Williamson County

Certificate of Authenticity

I, Nick Harris, 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 **April 22, 2025**.

Affiant Signature

4/22/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **22** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY