THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350463** Karen Johnson Davidson County Batch# 1267696 DEEDWARR 05/02/2025 12:34:30 PM 3 pgs Fees: $18.00 Taxes: $3,385.50 20250502-0034179	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Sumner The actual consideration or value, whichever is greater, for this transfer is: $915,000.00. Affiant Subscribed and sworn to before me, this ~~30th~~ 2nd day of ~~April~~ May 2025. Notary Public My Commission Expires: 01/30/2029 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Eric Basta and Dana Bezanis 115 Rains Avenue Unit A Nashville TN 37203	Send Tax Bills To: A & N Mortgage Services, Inc. 1945 North Elston Ave Chicago, IL 60642	Tax Information: Tax Parcel ID No. 105 07 4I 001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William Clayton Sanders, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Eric Basta and Dana Bezanis, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in DAVIDSON County, Tennessee, being known and designated as Unit A, of HOMES AT 115 RAINS AVENUE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 115 RAINS AVENUE, a Horizontal Property Regime, of record in Instrument No. 20170214-0015213, in the Register's office for DAVIDSON County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to William Clayton Sanders, a single man, by Warranty Deed from Nicholas B. Nider, unmarried, of record in Instrument No. 20191112-0116145, in the Register's Office of Davidson County, Tennessee, dated November 05, 2019 and recorded on November 12, 2019.

Alexandra Sanders joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20170214-0015213.

Charter for Homes at 115 Rains Avenue Corporation, recorded as Instrument No. 20170214-0015212.

This is improved property located at 115 Rains Avenue Unit A Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of April, 2025.

William Clayton Sanders

Alexandra Sanders

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Clayton Sanders and Alexandra Sanders, 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, at office, this 30th day of April, 2025.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

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 4/30/25 (date of document).

Jennifer Russell
Affiant Signature

5/2/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of ~~April~~ May 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

