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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # JM-P-25-525

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is ~~$850,000 00~~ $648,500.00

Affiant

Subscribed and sworn before me this the 14th day of May, 2025

Notary Public

My commission expires 05/08/28

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/08/2028

Karen Johnson
Batch # 1274602
05/19/2025 02 35 32 PM
Fees $13 00 Taxes $3,139 45

Davidson County
DEEDWARR
2 pgs

20250519-0039359

WARRANTY DEED

Address of New Owner	Send Tax Bill to	Tax Information
Brian E Townsend 525 Summit Oaks Ct Nashville, TN 37221	NEW OWNER	128-16-0B 055 00

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, **JENNIFER SANDERSON AND JON SANDERSON, HUSBAND AND WIFE,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **BRIAN E. TOWNSEND AND VICKIE M. TOWNSEND, HUSBAND AND WIFE,** 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 55 on the Plan of Phase Four, Summit Oaks, a Planned Unit Development of record in Plat Book 9700, Page 255 and in Instrument No 20060417-0043459, 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 Jon Sanderson and Jennifer Sanderson, husband and wife, by deed dated 06/13/2024, from Mary Courtney Schrecker, a single woman, of record in Instrument No 20240617-0045347, Register's Office for said County

Also being the same property conveyed to Mary Courtney Schrecker, a single woman, by deed dated 02/27/2019, from Roger P Disilvestro, an unmarried man, of record in Instrument No 20190228-0018091, Register's Office for said County

Subject to all Easements and Restrictions of record

THIS IS IMPROVED PROPERTY KNOWN AS 525 Summit Oaks Ct , Nashville, TN 37221

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 14th day of May, 2025

Jennifer Sanderson

Jon Sanderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jennifer Sanderson and Jon Sanderson, 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 14th day of May, 2025

My commission expires

9-7-26

Notary Public

