(1)

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1277138
05/23/2025 10 26 17 AM
Fees $13 00 Taxes $1,479 82

Davidson County
DEEDWARR
2 pgs

20250523-0040749

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,950 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15 DAY OF January, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

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
Christian Shupe and Grace Alford Shupe	NEW OWNER	
(NAME)	(NAME)	
323 Gaywood Drive		147 01 0 206 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 **CHRISTIAN SHUPE AND GRACE ALFORD SHUPE, HUSBAND AND WIFE**, 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. 300 on the Plan of SECTION TWO, CALDWELL HALL of record in Plat Book 2900, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 300 fronts 75.64 feet on the Southerly side of Gaywood Drive, and runs back 161.2 feet on the Easterly line and 163 feet on the Westerly line, to a dead line in the rear, on which it measures 118 feet.

Being the same property conveyed to Harvey William Rochell and wife, Kathleen S. Rochell, by Warranty Deed from The Kennedy Corp., of record in Book 3223, Page 217, in the Register's Office of Davidson County, Tennessee, dated May 09, 1961 and recorded on May 12, 1961. The said Harvey William Rochell died on January 26, 2020, then Kathleen S. Rochell died March 11, 2023 testate, devising subject property to Kathy Dianne Thurman, Debra Lynn Byrd, and Sharon Joy Fields. See Order for Muniment of Title of record in Instrument No. 20231208-0094969 and Last Will and Testament of record in Instrument No. 20231208-0094970, in said Register's Office.

Being the same property conveyed to Sanders, LLC, a Tennessee limited liability Company, by Warranty Deed from Sharon Joy Fields, Kathy Dianne Thurman, and Debra Lynn Byrd, devisees of the Estate of Kathleen S. Rochell, of record in Instrument No. 20241212-0096495, in the Register's Office of Davidson County, Tennessee, dated December 11, 2024 and recorded on December 12, 2024.

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 323 Gaywood Drive, Nashville, TN 37211
(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 15 day of January, 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 15 day of January, 2025.

JOHN GALE HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE My Commission Expires 3/13/25

Commission expires

_____
Notary Public