Box 10-B Karen Johnson Batch # 1296856 07/11/2025 12:10:53 PM Fees: $13.00 Taxes: $1,850.00 Davidson County DEEDWARR 2 pgs 20250711-0054767 LEE A. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$500,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11TH** DAY OF **JULY, 2025.** Notary Public MY COMMISSION EXPIRES: **MARCH 3, 2026** (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM SAMUEL TAYLOR	**SAME**	**084-07-0-040.00**
(NAME) **1907 DICKERSON PIKE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY .ACKNOWLEDGED, **I, SAMUEL R. SANDERS, JR., UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM SAMUEL TAYLOR, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND OR 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. 102 on the Map of the Resubdivision of Lot Nos. 102 and 103, Sunny Acres, Section 3, as of record in Book 4060, Page 40, Register's Office for said County.

Said Lot No. 102 fronts 115 feet on the Southerly side of Windemere Drive and extends back 320 feet on the Easterly line and 310.5 feet on the Westerly line to a dead line measuring 115.2 feet thereon.

Being the same property conveyed to Samuel R. Sanders and wife, Martha H. Sanders, from Walter Paul Blankman and wife, Svea Bernice Blankman, by warranty deed dated August 29, 1980 of record in Book 5645, page 763, said Register's Office. Further, being the same property conveyed to Samuel R. Sanders, Jr. and wife, Martha H. Sanders, Trustees of the Samuel R. Sanders, Jr. and Martha H. Sanders Trust U/A/D December 14, 1994, by quitclaim deed dated December 14, 1994 of record in Book 9549, page 708, said Register's Office. Further, being the same property conveyed to Samuel R. Sanders, Jr. and wife, Martha H. Sanders, from Samuel R. Sanders, Jr. and Martha H. Sanders, Trustees of the Samuel R. Sanders Jr. and Martha H. Sanders Trust U/A/D December 14, 1994, by quitclaim deed dated February 21, 2012 of record in Instrument No. 20130225-0018582, said Register's Office. The said Martha H. Sanders having since died on or about April 24, 2025, leaving Samuel R. Sanders, Jr. the surviving tenant by the entirety.

This conveyance is subject to matters shown on the Plan of record in Book 4060, page 40 and any and all easements, restrictions, and conditions of which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **2739 WINDEMERE DRIVE, NASHVILLE, TN 37214**
(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 11th day of July, 2025.

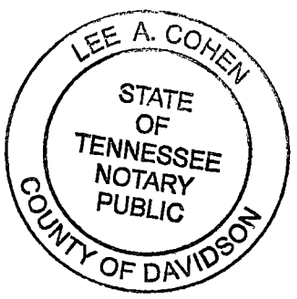
SAMUEL R. SANDERS, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **SAMUEL R. SANDERS, JR.**, the bargainor, with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of July, 2025.

My Commission Expires: **March 3, 2026**



Notary Public