PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1303242
07/29/2025 10 44 17 AM
Fees $13 00 Taxes $4,301 25

Davidson County
DEEDWARR
2 pgs

20250729-0059745

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Expires May 28, 2029
COUNTY OF WILLIAMSON

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,162,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mary B Sanders Melissa L Sanders	New Owner	13101005500
(NAME)	(NAME)	
3504 Trimble Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Zita C. Pendleton, aka Basilia Zita C. Pendleton, Edward Alan Coleman, Jr., and Timothy William Coleman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mary B. Sanders, a married woman and Melissa L. Sanders, an unmarried woman,** 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 32 on the map of B N Stammer's Subdivision, as record in Book 1424, Page 23, Register's Office for said County Said lot No 32 fronts 100 feet on the southerly side of Hobbs Road and runs back 239 26 feet on the easterly line and 239 23 feet on the westerly line to a dead line, measuring 100 feet thereon

Being the same property conveyed to Zita Shapard Coleman by Warranty Deed from William L Shapard of record in Book 5219, page 605, Register's Office for Davidson County, Tennessee, dated November 03, 1977 and recorded on November 07, 1977

Being the same property conveyed to Alan E Coleman and wife, Basilia Shapard Coleman by Quitclaim Deed from Zita Shapard Coleman, married of record in Instrument No 20120418-0032986 Register's Office for Davidson County, Tennessee, dated April 13, 2012 and recorded on April 18, 2012

Said Alan E Coleman having deceased on or about January 16, 2023, vesting Basilia Shapard Coleman as surviving tenant

Said Basilia Shapard Coleman having deceased on or about April 9, 2025 Affidavit of Heirship of record in Instrument No 20250415-0028855, in the Register's Office for Davidson County, Tennessee

Zita C Pendleton, also known as Basilia Zita C Pendleton

Said property is not a marital residence of the Grantors

This conveyance is subject to any and all existing restrictions and easements of record

unimproved ☐

This is improved ☑ property, known as 2307 Hobbs Road, Nashville, TN 37215

(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/our hands this 28th day of July, 2025

Zita C Pendleton, aka Basilia Zita C Pendleton

Edward Alan Coleman, Jr

Timothy William Coleman

State of Tennessee
County of Davidson

Personally appeared before me Zita C Pendleton, Edward Alan Coleman, Jr, and Timothy William Coleman, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained

WITNESS my hand and seal this 28th day of July, 2025

Notary Public

My Commission Expires 10/21/2028

File No 17719

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY