Karen Johnson Davidson County
Batch# 1385037 DEEDWARR
02/24/2026 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20260224-0014719

WARRANTY DEED

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Laura Danielle Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23RD DAY OF February 26

Notary Public

MY COMMISSION EXPIRES: 3/8/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Laura Danielle Sanders	SEND TAX BILLS TO: First Bank	MAP-PARCEL NUMBERS
(NAME) 1708 B 17th Ave N	(NAME) 722 Columbia Ave.	081-11-0L-001.00-CO
(ADDRESS) Nashville, TN 37208	(ADDRESS) Franklin, TN 37064	
(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, **John W Honeysucker, single**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura Danielle Sanders, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Unit 1708B, together with the appurtenant interest in the common elements of Homes At 1708 17th Avenue North, a horizontal property regime with private elements established by Declaration in Instrument No. 20240521-0037534, First Amendment of record in Instrument No. 20240614-0044768, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A" to the aforementioned First Amendment to Declaration in Instrument No. 20240614-0044768, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to John Winston Honeysucker, II, Trustee of The JWH Revocable Living Family Trust by Warranty Deed from Christian London, Individually and as Executor of the Estate of Jacqueline Renee London of record in Instrument No. 20231013-0080302 Register's Office for Davidson County, Tennessee, dated October 12, 2023 and recorded on October 13, 2023.

Being a portion of the same property conveyed to John W. Honeysucker by Quitclaim Deed from John Winston Honeysucker, II, Trustee of the JWH Revocable Living Family Trust of record in Instrument No. 20240521-0037533 Register's Office for Davidson County, Tennessee, dated May 20, 2024 and recorded on May 21, 2024.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee 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 1708 B 17th Ave N Nashville, TN 37208
(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 23rd day of February, 2026.

John W. Honeysucker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **John W. Honeysucker** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of February, 2026.

Notary Public

My Commission Expires: 9.5.2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, George Mudter, 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 February 23, 2026 (date of document).

Affiant Signature

2/24/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of February, 2027.

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

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