Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch # 1111892 DEEDWARR
03/18/2024 08:33:54 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240318-0018325

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me this 15th day of ~~March~~, 2024.

Notary Public
My Commission Expires: My commission expires January 23, 2028

LARRY A. ROCCONI JR STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

File No.: 2024-852

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael W. Sanders and Naina H. Solanki	New Owner Michael W. Sanders and Naina H. Solanki	
6175 Clarksville Pike, Nashville, TN 37080	6175 Clarksville Pike Nashville TN 37080	021-00-0-080

WARRANTY DEED

For and in 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

Julia D. Haynes, Successor Trustee of The Cowell Revocable Living Trust dated February 4, 2013, its successors and/or assign

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael W. Sanders and wife, Naina H. Solanki

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

LAND in Davidson County, Tennessee being more particularly described as follows:

Beginning at an iron pin in the southerly right-of-way (35 feet from the centerline) of Clarksville Pike (U.S. Route 41-A), said pin being northwesterly approximately 0.35 mile along said Right-of-way from its intersection with Rawlings Road; thence, leaving said Right-of-way with the northerly boundary line of property owned by Daniel R. Clark, and wife, of record in Deed Book 5700, Page 223 in the Register's Office of Davidson County, Tennessee, South 74 degrees 52'48" West 217.47 feet to an iron pin, South 79 degrees 52' 48" West 180.00 feet to an iron pin, South 16 degrees 36' 00" East 15.00 feet to an iron

pin; thence, severing the property of William C. Wilkinson, of record in Deed Book 6403, Page 87 in said Register's Office. South 79 degrees 42'00" West 334.30 feet to an iron pin, North 8 degrees 37'10" West 118.24 feet to an iron pin; thence, with the easterly boundary line of property owned by A. G. Putman, and wife, of record in Deed Book 6085, Page 884, and continuing with the easterly Boundary line of property owned by Donald Carney, and wife, of record in Deed Book 4135, Page 432 in said Register's Office, North 15 degrees 34'18" East 240.29 feet to an iron pin; thence, again severing said Wilkinson's property, South 75 degrees 08'37" East 234.20 feet to a fence post, North 36 degrees 31' 44" East 182.50 feet to an iron pin in said Right-of-way; thence, with said Right-of-way, South 52 degrees 55'19" East 78.86 feet to the beginning of a curve in said Right-of-way concave to the South and having a radius of 3306.00 feet; thence, with said curve and Right-of-way, southeasterly an arc distance of 349.33 feet to the beginning, containing 3.95 acres.

Being the same property conveyed to James D. Cowell and wife, Elizabeth Cowell by Warranty Deed from Troy M. Poole and wife, Reba J. Poole of record in Book 6495, page 319, Register's Office for Davidson County, Tennessee, dated February 7, 1985 and recorded on February 20, 1985.

James Donald Cowell died May 17, 2012, leaving Elizabeth Cowell as the surviving tenant by the entirety.

Being the same property conveyed to Emma H. Cowell, Trustee of the Colwell Revocable Living Trust dated February 4, 2013, its successors and/or assigns by Quitclaim Deed from Elizabeth Cowell of record in Instrument No. 20130610-0058568 Register's Office for Davidson County, Tennessee, dated May 24, 2013 and recorded on June 10, 2013.

Emma H. Cowell died December 20, 2022, leaving Julia D. Haynes as Successor Trustee.

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

This is improved property and the address of the herein described property is believed to be 6195 Clarksville Pike, Joelton, TN 37080, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 hands this 14th day of March, 2024.

Cowell Revocable Living Trust dated February 4, 2013

By: Julia D. Haynes, Successor Trustee
Julia D. Haynes, Successor Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Julia D. Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she is the Successor Trustee of The Cowell Revocable Living Trust dated February 4, 2013, and that as such Successor Trustee, she is authorized to and has executed the within instrument for the purposes therein contained

Witness my hand, at office, this 14th day of March, 2024.

Notary Signature
My commission expires: 01/17/2027

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY