Karen Johnson Davidson County
Batch# 1320018 DEEDWARR
09/08/2025 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,812.63
20250908-0071742

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $489,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of September, 2025.

Notary Public
MY COMMISSION EXPIRES: 5/8/2028
File No. G25-24002

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Commission Expires MAY 8, 2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Violet K. Ponce-Vowell and Brandon S. Vowell	USAA Federal Savings Bank	98-1-30
(NAME)	(NAME)	
4063 Lake Parkway	10750 McDermott Freeway	
(STREET ADDRESS)	(STREET ADDRESS)	
Hermitage, TN 37076	San Antonio, TX 78288-0544	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Henry H. Sanders, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Violet K. Ponce-Vowell and Brandon S. Vowell, wife and husband,** 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:

Being Lot No. 15, on the Plan of Section One, Lake Park, of record in Plat Book 4175, Pages 134 and 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Henry H. Sanders, a married man by Deed dated August 26, 2008 from Cynthia E. Williams-Johnson and husband, Billy E. Johnson, recorded September 8, 2008, in Instrument Number 20080908-0091891, Register's Office of Davidson County, Tennessee. Yvette L. Sanders joins in this conveyance to convey any interest in said property, particularily her maritial interest.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2024 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4063 Lake Parkway, Hermitage, TN 37076.

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. Whenever 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 hand(s) this 8th day of September, 2025.

Henry H. Sanders

Yvette L. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of September, 2025, before me personally appeared Henry H. Sanders and Yvette L. Sanders, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of September, 2025.

Notary Signature
My commission expires: 1/28/26

MICHAEL T. MOSER
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certificate of Authenticity

I, Robert L. Scruggs, 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 this the 8th day of September 2025.

Robert L. Scruggs, Affiant — 9-8-2025 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 8th day of September, 2025

Notary's Signature

My Commission Expires: 9-8-2025

MELODY M. JENKINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT. 8, 2025