This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-6639-CL

Karen Johnson Davidson County
Batch# 1320780 DEEDWARR
09/10/2025 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,082.25
20250910-0072375

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $292,500.00.

Affiant

JOANN MOSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 5th day of September, 2025.

Notary Public
My Commission Expires: 9/8/25

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Loren Sanders 1904 Dahlia Drive Nashville, TN 37210	Sage Home Loans Corporations 1423 Red Ventures Drive, Ste 201 Fort Mill, South Carolina 29707	094 08 0 009.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Connie Walker, unmarried** (individually and/or collectively, "Grantor"), transfer and convey unto **Loren Sanders, a married man** (individually and collectively, "Grantee"), 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. 9 on the Plan of DAHLIA GARDENS, as of record in Plat Book 2663, Page 93, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 72 feet on the Northerly side of Dahlia Drive and extends back 235 feet on the Easterly line and 229 feet on the Westerly line to a dead line measuring 101.5 feet thereon.

Being the same property conveyed to Connie Walker, unmarried, by Warranty Deed from Jeremy Stokes and wife, Torie Stokes, of record in Instrument No. 20020716-0085740, in the Register's Office of Davidson County, Tennessee, dated July 12, 2002, and recorded on July 16, 2002.

This is improved property located at: **1904 Dahlia Drive, Nashville, TN 37210.**

This conveyance is made subject to 1) property taxes for the year **2025**, and thereafter, a lien not yet due and payable; the 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying the prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of September, 2025.

GRANTOR:

Connie Walker

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Connie Walker, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of September, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 September 5, 2025.

J. Carlton Drumwright

September 5, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on September 5, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY