WARRANTY DEED

Karen Johnson Davidson County
Batch# 1349798 DEEDWARR
11/21/2025 12:28:30 PM 3 pgs
Fees: $18.00 Taxes: $3,293.00
20251121-0093238

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $890,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BE ON THIS 19 DAY OF NOVEMBER, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES

REGINA SUELO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 836 North Thompson Lane
Ste 1D
Murfreesboro, TN 37129
file # 9088-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Samantha Glavina and Ian Fitzgerald		131-01-0B-129.00-CO
9 Redbud Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Brett Sanders, Trustee of Barbara Diane Griffith Sanders Revocable Trust

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Samantha Glavina, and Ian Fitzgerald

HEREINAFTER CALLED THE GRANTEE(S), 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. 9 on the Plan of Resubdivision of Lot 9 Redbud of record in Plat Book 5060, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara Diane Sanders, married by Warranty Deed from Cecil O. Christian, III and wife, Angela Christian of record in Book 11749, Page 99, Register's Office for Davidson County, Tennessee, dated November 16, 1999 and recorded on November 19, 1999.

Being the same property conveyed to Barbara Diane Griffith Sanders, Trustee of The Barbara Diane Griffith Sanders Revocable Trust Dated October 24, 2023 by Quitclaim Deed from Barbara Diane Griffith Sanders (also known as Barbara Diane Sanders), a single person of record in Instrument No. 20231026-0083722 Register's Office for Davidson County, Tennessee, dated October 24, 2023 and recorded on October 26, 2023.

Said Barbara Diane Griffith Sanders having deceased on or about February 15, 2025.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is improved property known as 9 Redbud Drive Nashville, TN 37215

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on November ___, 2025.

Barbara Diane Griffith Sanders Revocable Trust

By: Brett Sanders
Brett Sanders, Trustee

STATE OF Texas

COUNTY OF Tarrant

Personally appeared before me via video-audio communication, the undersigned, a Notary Public in and for said County and State, the within named Brett Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument individually and as Trustee of the Barbara Diane Griffith Sanders Revocable Trust, and who further acknowledged that he executed the same as his/her free act and deed and by the authority granted him/her as Trustee of the Barbara Diane Griffith Sanders Revocable Trust.

Witness my hand and official seal, this November 18, 2025.

Virginia C Martin
ID NUMBER
133255163
COMMISSION EXPIRES
August 6, 2029

Virginia C Martin
Notary Public

My Commission Expires: 08/06/2029

Electronically signed and notarized online using the Proof platform.

File #: 9088-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Tennessee Certification of Electronic Document

I, Regina Shillo, 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 November 18, 2025 (date of document)

Regina Shillo

Affiant Signature

November 21, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 21 day of November, 20 25

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202511210093238