WARRANTY DEED

Karen Johnson Davidson County
Batch# 1359268 DEEDWARR
12/17/2025 03:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20251217-0100514

File #25-TC-1032-O

(SEAL)

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF December, 2025.

Notary Public
MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey Sanderlin and Andrew Charles Sanderlin	**Stockton Mortgage Corporation**	
(NAME)	(NAME)	**092 03 0 108.00**
1032 24th Ave N	**4000 Hillsboro Pike**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

WANDA FAY SANDERLIN, A MARRIED WOMAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JEFFREY SANDERLIN, AN UNMARRIED MAN, AND ANDREW SANDERLIN, A MARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4 on the Plan of ELIZA LAWS LOTS BEING SUBDIVISION OF PART OF LOT 1 OF HARDING PLAN of record in Plat Book 843, Page 33, 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 Wanda Fay Sanderlin, a married woman, by Warranty Deed from Yandla Harris, an unmarried woman, of record in Instrument No. 20231229-0100266, in the Register's Office of Davidson County, Tennessee, dated December 21, 2023, and recorded on December 29, 2023.

This was never the marital residence for the Grantor.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ELIZA LAWS LOTS BEING SUBDIVISION OF PART OF LOT 1 OF HARDING PLAN, as recorded in Plat Book 843, Page(s) 33.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 1032 24th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 12th day of December, 2025.

Wanda Fay Sanderlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of December, 2025, before me personally appeared Wanda Fay Sanderlin, 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 12th day of December, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, **Tonya Cherry,** 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 12th day of December, 2025.

Affiant Signature

Date 12/12/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 12 day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026