This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-7923-AP

STATE OF TENNESSEE
COUNTY OF Lawrence

The actual consideration or value, whichever is greater, for this transfer is $370,000.00.

Affiant

Karen Johnson Davidson County
Batch# 1370903 DEEDWARR
01/16/2026 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260116-0004108

Subscribed and sworn to before me, this the 14th day of January, 2026.

Notary Public
My Commission Expires: _____

LONDRA MOUNGEY NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/21/2029 MAURY COUNTY

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Parker Wean<br>5920 Carl Place<br>Nashville, TN 37209 | Same As New Owner | 091-06-0-088 |

# WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Timothy Wayne Sanders and Brenda Faye Sanders, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Parker Wean, a single 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. 21 on the plan of WEST PARK ADDITION, as shown by plat of record in Plat Book 2330, Page 39, revised in Book 2446, Page 351 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Timothy Wayne Sanders and Brenda Faye Sanders, husband and wife by Warranty Deed from Brad McKenzie, a married man, dated September 26, 2014, recorded September 30, 2014, of record in Instrument No. 20140930-0089968, Register's Office for Davidson County, Tennessee.

This is improved property located at: **5920 Carl Place, Nashville, TN 37209**.

This conveyance is made subject to 1) property taxes for the year **2026**, and thereafter, a lien not yet due and payable; the 2026 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.

**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, their heirs and assigns forever; and we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/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, inclusive of 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.

**IN WITNESS WHEREOF,** Grantor has executed this instrument on this 13th day of January, 2026.

GRANTOR:

Timothy Wayne Sanders

Timothy Wayne Sanders

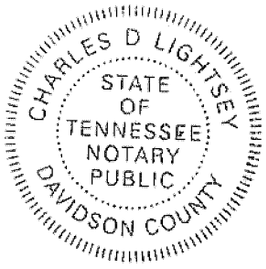
Brenda Faye Sanders

Brenda Faye Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Timothy Wayne Sanders and Brenda Faye Sanders, 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 they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of January, 2026.




Notary Public
My Commission expires: 5/3/26

CERTIFICATION

I, Lisa Gillin (owner/preparer of document), 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 1-13-26 (date).

Affiant Signature

1-13-26
Date

STATE OF TENNESSEE

COUNTY OF Lawrence

Sworn to and subscribed before me this 13 day of Jan 2026.

Notary Signature

My Commission Expires: _____

SONDRA MOUNGEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/21/2029
MAURY COUNTY