WARRANTY DEED

Karen Johnson Davidson County
Batch# 1371064 DEEDWARR
01/20/2026 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20260120-0004318

File #25-TL-0266-C

(SEAL)

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

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 15 DAY OF January, 2026.

Notary Public
MY COMMISSION EXPIRES: 9.5.2028

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)
Hannah K. Claiborne and Matthew Ryan Sanders	New Owners	
(NAME)	(NAME)	**119 14 0 035.00**
266 Tanksley Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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,

ALLISON CARLSON, A MARRIED PERSON,

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

HANNAH K. CLAIBORNE AND MATTHEW RYAN SANDERS, WIFE AND HUSBAND,

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 34 of Block "E" on the Plan of WOODBINE COURTS, SECTION NO. 2, not of record, described according to a survey made by Elanchard and Parrish, Engineers, as follows:

Beginning on the Northerly margin of Tanksley Avenue at the corner of Lot Nos. 1 and 34; thence with the line between said two lots, Northwardly 155.5 feet to the common corner of Lots Nos. 1, 29, 30 and 34; thence with the line between Lots Nos. 30 and 34, Westwardly 75 feet to the Easterly line of Lot No. 32; thence with the Easterly line of Lots Nos. 32 and 33, Southwardly 155.5 feet to the Northerly margin of said Avenue; thence with said Avenue Eastwardly 75 feet to the beginning.

Being the same property conveyed to Allison B. Eling, an unmarried woman, by Warranty Deed from Andrew Tilghman, married, of record in Instrument No. 20160624-0064844, in the Register's Office of Davidson County, Tennessee, dated June 22, 2016, and recorded on June 24, 2016.

The said Allison B. Eling having since married is now known as Allison Carlson.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WOODBINE COURTS, SECTION NO. 2, as recorded in Unrecorded.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1163, Page 441.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4168, Page 709.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **266 Tanksley Ave, Nashville, TN 37211**.

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 15th day of January, 2026.

Allison Carlson

Benjamin Carlson

***BENJAMIN CARLSON**, spouse of **ALLISON CARLSON**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **BENJAMIN CARLSON** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of January, 2026, before me personally appeared Allison Carlson, 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 15th day of January, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of January, 2026, before me personally appeared Benjamin Carlson, 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 15th day of January, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Certificate of Authenticity

I, Holly A. Mason, 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 January 15, 2026.

Affiant Signature

1/15/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of January, 2026.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY