Karen Johnson Davidson County
Batch# 1374698 DEEDWARR
02/02/2026 01:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20260202-0006967

WARRANTY DEED

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 16, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF January, 2026.

Notary Public

MY COMMISSION EXPIRES: 8/16/2028

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: SANDERS LEGACY HOLDINGS, LLC	SEND TAX BILLS TO: SANDERS LEGACY HOLDINGS, LLC	MAP-PARCEL NUMBERS
(NAME)	(NAME)	
240 Great Circle Rd #320	240 Great Circle Rd #320	05815003300
(ADDRESS)	(ADDRESS)	
Nashville, TN 37228	Nashville, TN 37228	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Deirdre Johns and Sherry Porter, spouses married to each other**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANDERS LEGACY HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 177 on the Plan of Enchanted Hills, Section IV, of record in Book 3842, Page 112, Register's Office for Davidson County, Tennessee, and further described as follows:

Said Lot No. 177 fronts 150 feet on the southerly margin of Kings Lane and runs back between lines, the easterly line being 353 feet and the westerly line being 255 feet to a line in the rear measuring 1761.40 feet thereon.

Being the same property conveyed to Sherry Porter and Deirdre Johns, by virtue of that certain Warranty Deed dated March 2, 2007, and being of record at Instrument No. 20070306-0027764 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4035 Kings Ln Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 this 27th day of January, 2026.

Deirdre Johns

Deirdre Johns

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Deirdre Johns**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of January, 2026.

Notary Public Notarized online using audio-video communication

My Commission Expires: 05/16/2027



Online Notary Public
My Commission Expires
May 16, 2027

Witness my hand this 27th day of January, 2026.

Sherry Porter

Sherry Porter

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Sherry Porter** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of January, 2026.

Notary Public

Notarized online using audio-video communication

My Commission Expires: 05/16/2027



Online Notary Public
My Commission Expires
May 16, 2027

Certificate of Authenticity

I, Ashley S. Rudy, 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 1/27/2026 (date of document).

Affiant Signature

Date: 1/28/2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28 day of January, 2026.

Notary's Signature
My Commission Expires: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER