Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: SM-TAB-25-1702

Prepared By ~~& Return To:~~ City Title, LLC 301 Plus Park Boulevard Ste. 502 Nashville, TN 37217 CT-25-6101	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $549,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of February, 2026 Notary Public Commission Expires:

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Ruby Lee Sandersen 1702 Knowles Street Nashville, TN 37208	OLD NATIONAL BANK ONE MAIN ST EVANSVILLE, IN 47708	081-15-0-331.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Terrell Pickett, a single man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ruby L. Sandersen, unmarried

HEREINAFTER CALLED THE GRANTEES, 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. Twenty-Six (26) on the Plan of Map of Bransford Realty Co.'s Resubdivision of Part of Manlove's Addition of record in Plat Book 421, Page 53 (erroneously referred to as Plat Book 491 in prior deed) 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 Terrell Pickett, Single Man. by Warranty Deed from Midpoint Property LLC, a Tennessee limited liability company of record in Instrument No. 20200227-0021907 Register's Office for Davidson County, Tennessee, dated February 21, 2020 and recorded on February 27, 2020.

Karen Johnson Davidson County
Batch # 1375827 DEEDWARR
02/04/2026 02:19:52 PM 2 pgs
Fees: $13.00 Taxes: $2,031.30

20260204-0007922

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1702 Knowles Street, 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 2nd day of February, 2026.

1-30-26

Terrell Pickett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

1/30/26

On this ~~2nd day of February, 2026~~, before me personally appeared Terrell Pickett, 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 ~~2nd day of February, 2026~~ 30th day of January 2026.

Notary Signature
My commission expires:

Arnee Harrison
MY COMMISSION EXPIRES
NOTARY
PUBLIC
01/14/2029
FULTON COUNTY, GEORGIA