This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
26-10014

Karen Johnson
Batch # 1389268
03/06/2026 09:43:29 AM
Fees: $13.00 Taxes: $1,406.00
Davidson County
DEEDWARR
2 pgs
20260306-0018040

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
06/27/2027
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, is $380,000.00
Sworn to and subscribed before me this 27 day of February, 2026.

Affiant

Notary Public

Address of New Owner:	**Send Tax Bills to:**	**Map-Parcel Number:**
J. Michael Robbins, Trustee Philip R. Saunders Family Trust FBO George Lewis Saunders 103 West Main Steet Lebanon, TN 37087	New Owner	021-00-0-009.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Joe N. Smith, a married man,** hereinafter called the "Grantor," has bargained and sold, and by these presents do transfer and convey unto **Philip R. Saunders Family Trust FBO George Lewis Saunders,** hereinafter called the "Grantee," and to Grantee's heirs, successors, executors, and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

BEING A TRACT OF LAND SITUATED IN DAVIDSON COUNTY, TENNESSEE AND OWNER OF RECORD BEING NHUNG HICKS, AS OF RECORD IN INSTRU. NO. 20250304-0016207, REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN PIN OLD SITUATED IN THE NORTHERLY RIGHT-OF-WAY LINE OF OLD CLARKSVILLE PIKE, SAID PIN BEING 19.2 FEET FROM CENTERLINE AND BEING LOCATED 1194.95 FEET SOUTHEASTERLY FROM THE CENTERLINE INTERSECTION OF CHAMBLISS ROAD AND SAID PIKE, SAID PIN ALSO BEING A CORNER COMMON WITH THE DIANE NORRIS PROPERTY, AS OF RECORD IN INSTRU. NO. 20030909-0131362, AND BEING THE SOUTHWESTERLY CORNER OF THE PROPERTY DESCRIBED HEREIN; THENCE, LEAVING THE SAID RIGHT-OF-WAY, AND WITH THE SAID NORRIS PROPERTY, NORTH 07 DEG 06 MIN 12 SEC EAST, PASSING A CORNER COMMON WITH THE BRANDY S. GEORGE, TRUST PROPERTY, AS OF RECORD IN INSTRU. NO. 20230811-0062260, AT A DISTANCE OF 407.50 FEET, FOR A TOTAL DISTANCE OF 875.00 FEET TO AN IRON PIN NEW, SAID PIN BEING A CORNER COMMON WITH THE NHUNG HICKS PROPERTY, AS OF RECORD IN INSTRU. NO. 20250304-0016207; THENCE, WITH THE SAID HICKS PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES: THENCE, SOUTH 72 DEG 05 MIN 47 SEC EAST, 150.00 FEET TO AN IRON PIN NEW; THENCE, SOUTH 07 DEG 06 MIN 12 SEC WEST, 875.00 FEET TO AN IRON PIN NEW, SAID PIN BEING LOCATED IN THE SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE, WITH THE SAID RIGHT-OF-WAY LINE, NORTH 72 DEG 05 MIN 47 SEC WEST, 150.00 FEET TO THE POINT OF BEGINNING. CONTAINING: 128,925 SQ. FT OR 2.960 ACRES, MORE OF LESS.

Being a portion of the same property conveyed to Joe N. Smith, a married man by Warranty Deed from Nhung Hicks of record in Instrument No. 20250718-0056695 Register's Office for Davidson County, Tennessee, dated July 11, 2025 and recorded on July 18, 2025.

This is improved property known as **3828 Old Clarksville Pike, Joelton, TN 37080.**

Elizabeth Christine Smith spouse of Joe N. Smith joins this conveyance to convey any marital interest she may have in the property.

This conveyance is made subject to: zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by _____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 27 day of February, 2026.

Joe N. Smith

Elizabeth Christine Smith

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Joe N. Smith** the within named bargainor, with whom I am personally acquainted (or proved her identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of February, 2026.

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/27/2027
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Elizabeth Christine Smith** the within named bargainor, with whom I am personally acquainted (or proved her identity to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27 day of February, 2026.

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/27/2027
WILLIAMSON COUNTY