Karen Johnson Davidson County
Batch# 1390331 DEEDWARR
03/09/2026 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $1,339.40
20260309-0018482

Prepared by and
After Recording Return to:
Blake Garner, Attorney
Trinity Title, LLC
401 W Main Street, Suite 200
Murfreesboro, TN 37130

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH, 2026.

Notary Public
My Commission Expires: 3.25.27

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	Map and Parcel
Joshua D. Sloan 3604 Sabre Drive Nashville, TN 37211	Joshua D Sloan 3604 Sabre Drive Nashville, TN 37211	Tax Map(s): 133- Parcel(s): 06-6-125.00

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,
SHEILA A. ANDERSON, MARRIED
HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
JOSHUA D SLOAN, UNMARRIED
HEREINAFTER CALLED THE GRANTEE(S), ITS/THEIR/HIS/HER 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. 13 on the Plan of Patterson Gardens, as of record in Plan Book 2063, Page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 62 feet on the easterly side of Sabre Drive and runs back between parallel lines 182.2 feet on the northerly side and 182.1 feet on the southerly side to a dead line on which it extends 62 feet.

BEING the same property conveyed to Junior C. Clark and wife, Ethel Lou Clark by Warranty Deed from James A. Carner and wife, Edith Carney, dated 9/3/1966 and recorded 9/8/1966 in Book 4054, Page 605, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property vested in Junior C. Clark, in fee simple, divesting Ethel Lou Clark out of the said property, pursuant to the Order and Final Decree of Divorce, Case No. 63850, Junior C. Clark vs. Ethel Lou Martin Clark, dated 10/23/1972 and recorded 11/24/1972 in Book 4657, Page 879, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Junior C. Clark and Sheila A. Rediker, as joint tenants with right of survivorship and not as tenants in common, by Deed from Junior C. Clark, dated 11/24/2010 and recorded 12/2/2010 in Instrument No. 20101202-0096026, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Sheila A. Anderson by Quitclaim Deed from Sheila A. Rediker, joint owner by right of survivorship from Junior C. Clark, deceased December 5, 2017, dated 7/30/2018 and recorded 10/1/2018 in Instrument No. 20181001-0097042, Register's Office for Davidson County, Tennessee.

THIS property was never used as a primary marital residence of the Grantor.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as: 3604 Sabre Drive, 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), ITS/THEIR/HIS/HER heirs and assigns forever; and I/we so covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 3rd day of March, 2026.

Sheila A. Anderson

Sheila A. Anderson

STATE OF Florida

COUNTY OF Broward

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Sheila A. Anderson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd of March, 2026.

Franklyn Hall

Notary Public Franklyn Hall

My Commission Expires: 06/07/2027 Notarized remotely online using communication technology via Proof.

(SEAL)

FRANKLYN HALL
Notary Public - State of Florida
Commission # HH 447465
Expires on June 7, 2027

__ Personally Known OR __ Produced Identification - Type of ID Produced - Driver License

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 3/3/2026 (date of document).

Affiant Signature

3/7/2026
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 7 day of March, 2026.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County