Karen Johnson Davidson County
Batch# 1398997 DEEDWARR
03/30/2026 12:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20260330-0025049

WARRANTY DEED

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: 9/15/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sanjay Dhall	New Owner	051-14-0-003.00
(NAME)	(NAME)	
326 Walton Lane		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, I, **Jillian Fairbanks, a single woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sanjay Dhall and Sarah R. Dhall, husband and wife,** 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 the Southwest part of Lot No. 15 on the Map of the Subdivision of the Herbert Anderson Tract, of record in Book 421, page 37, Register's Office for Davidson County, Tennessee, as described as follows:

Beginning at a point in the Northerly margin of Public Road at the common corner of Lots Nos. 15 and 16 on said Plan; thence with the dividing line between said lots Northerly 314 feet to a point; thence at right angles parallel to the above mentioned road, Easterly 105 feet to a point; thence Southerly parallel to the dividing line between said Lots Nos. 15 and 16, Southerly 314 feet to the Northerly margin of Public Road; thence Westerly with the Northerly margin of said Road 105 feet to the point of beginning.

Being the same property conveyed to Jillian Fairbanks, single woman, by Warranty Deed from Ashley Baxter, unmarried, dated March 29, 2021, of record in Instrument No. 20210330-0041532, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 326 Walton Lane, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2026, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the map of record in Book 421, page 37; of record in the Register's Office for Davidson County, Tennessee.

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 25 day of March, 2026.

Jillian Fairbanks

State of ILLINOIS
County of Kane

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jillian Fairbanks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Aurora (city), Illinois, this 25 day of March, 2026.

Notary Public Susan J. Barucca
My Commission Expires: 8-29-26

File No.: 40054

SUSAN J BARUCCA
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 29, 2026

Certificate of Authenticity

I, Joshua A. Terry, 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 3/25/24.

Affiant Signature – Joshua A. Terry

3/30/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 3/30/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27