BOX 10-A

Karen Johnson
Batch # 1400368
04/02/2026 09:11:12 AM
Fees: $13.00 Taxes: $2,210.75
Davidson County
DEEDWARR
2 pgs
20260402-0026286

Warranty Deed

M.R. SCHODROSKI NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON MY COMM. EXPIRES 02/03/2030	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $597,500.00 Affiant Subscribed and sworn to before me this the 31st day of March, 2026. M.R. Schodroski Notary Public My commission expires: 02/03/2030

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Blake Sanders	New Owner(s)	133-01-0-367.00
518 Elgin Street		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MORGAN BARBER GIBBS FKA MORGAN E. BARBER, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLAKE SANDERS, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 2 on the Plan of Final Plat, Re-Subdivision of Lot 430 and part of Lot 429, Sunrise Heights, Second Addition, of record in Plat at Instrument No. 20180117-0004997, 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 Morgan E. Barber, an unmarried woman by Warranty Deed from Caprice Palmer and Deborah Campbell of record in Instrument No. 20201030-0127241 Register's Office for Davidson County, Tennessee, dated October 9, 2020 and recorded on October 30, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 518 Elgin Street, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of March, 2026.

Morgan Barber Gibbs

STATE OF Alabama
COUNTY OF Baldwin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Morgan Barber Gibbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of March, 2026.

Notary Public

My Commission Expires: 07/08/2026

HATTIE M YORK
Notary Public
Alabama State at Large

Grant Gibbs, spouse of Morgan Barber Gibbs, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Grant Gibbs

STATE OF Alabama
COUNTY OF Baldwin

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Grant Gubbs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of March, 2026.

Notary Public

My Commission Expires: 07/08/2026

HATTIE M YORK
Notary Public
Alabama State at Large