Karen Johnson Davidson County
Batch# 1408897 DEEDWARR
04/21/2026 09:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,327.04
20260421-0032553

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $899,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/5/29

(AFFIX SEAL)

CARMEN COATS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11/5/2029

MJ-HF-26-1152

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Caleb Sanders and Lyndsay Rush Sanders	CMC ~~NEW OWNER~~ LEGACY HOME LOANS LLC	
(NAME)	(NAME)	**061-12-0-199.00**
1152 Greenland Ave	408 HIGHWAY 76	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	WHITEHOUSE, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TERESE LANTOS AND SCOTT WOFFORD, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CALEB SANDERS AND LYNDSAY RUSH SANDERS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, and described as follows, to-wit:

Being the Westerly 100 feet of Lot No. 26 on the "Map of the Subdivision of the Greenland Tract", as of record in Book 421, Page 40, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 26 fronts 100 feet on the southerly side of Greenland Avenue and runs back from the center of said Avenue 430.3 feet on the westerly line and 440 feet, more or less, on the easterly line to the southerly line of said subdivision, measuring 100 feet thereon.

Being the same property conveyed to Terese Lantos and Scott Wofford, wife and husband by Warranty Deed from Guru Shah and Neha Shah, husband and wife of record in Instrument No. 20190725-0073426 Register's Office for Davidson County, Tennessee, dated July 19, 2019 and recorded on July 25, 2019.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 40, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1152 Greenland Ave, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th DAY OF APRIL, 2026.

Terese Lantos

Scott Wofford

Scott Wofford

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me via audio-visual communication, the undersigned, a Notary Public in and for said County and State, TERESE LANTOS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me via audio-visual communication, the undersigned, a Notary Public in and for said County and State, SCOTT WOFFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of April, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 9. 2026

Affiant Signature

20th day of April, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20th day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

