Karen Johnson Davidson County
Batch# 1409906 DEEDWARR
04/22/2026 02:24:30 PM 4 pgs
Fees: $23.00 Taxes: $721.50
20260422-0033416

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Susan E. Potter, Attorney
847 Turner Street
Maryville, TN 37801

PLEASE RETURN TO:
Southeast Title & Escrow, LLC
3232 Tazewell Pike, Suite 101
Knoxville, TN 37918
6-26-43041-EGERTON

SEND TAX BILLS TO:	PROPERTY OWNER NAME & ADDRESS:	MAP-PARCEL NUMBERS
March Egerton P.O. Box 160730 Nashville, TN 37216	March Egerton 388 & 392 Rio Vista Drive Madison, Tennessee 37115	043 07 0 095.00 043 07 0 132.00

THIS INDENTURE, made this 21 day of April, 2026, between **WILLIAM C. SANDERS, JR., Trustee of the William C. Sanders, Jr. Revocable Living Trust, dated September 21, 2018**, hereinafter referred to as Grantor, and **MARCH EGERTON, married,** of Davidson County, Tennessee, hereinafter referred to as Grantee.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises, to wit:

TRACT ONE:

Land in Davidson County, Tennessee, being the Northerly one-half of Lot No. 49, Block A, Eller Vandiver Subdivision of the East part of Tract No. 10, Anderson. Said Northerly one-half of Lot No. 49 fronts 73.75 feet on the easterly side of Rio Vista Drive and runs back 235.0 feet on the Northerly line and 225.0 feet on the Southerly line to the low water mark of the Cumberland River and measures 25 feet thereon.

THIS CONVEYANCE is made subject to any and all applicable restrictions, conditions, easements, etc. of record in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to William C. Sanders, Jr., Trustee of the William C. Sanders, Jr. Revocable Living Trust, dated September 21, 2018, by Quitclaim Deed dated September 28, 2018, filed for record in 201810040098539, in the Register's Office for Davidson County, Tennessee.

TRACT TWO:

Land in Davidson County, Tennessee, being the Southerly one-half of Lot No. 49, Block A, Eller Vandiver Subdivision of the East part of Tract No. 10, Anderson. Said Southerly one-half of Lot No. 49 fronts 73.75 feet on the easterly side of Rio Vista Drive and runs back 235.0 feet on the Northerly line and 215.0 feet on the Southerly line to the low water mark of the Cumberland River and measures 25 feet thereon.

THIS CONVEYANCE is made subject to any and all applicable restrictions, conditions, easements, etc. of record in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to William C. Sanders, Jr., Trustee of the William C. Sanders, Jr. Revocable Living Trust, dated September 21, 2018, by Quitclaim Deed dated September 28, 2018, filed for record in 201810040098540, in the Register's Office for Davidson County, Tennessee.

NO NEW BOUNDARY SURVEY BEING MADE AT THE TIME OF THIS CONVEYANCE.

Together with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the said premises to the said Grantee, his/her heirs and assigns forever.

Property Address: **388 & 392 Rio Vista Drive**
Madison, Tennessee 37115

This Instrument was prepared without an examination of title unless provided by separate document, in which case such title opinion, if any, may only be relied upon by the person or persons to whom it is addressed, and is not to be relied upon by any other person or persons for any reasons or purposes whatsoever, and the preparer of this instrument otherwise makes no representations of any kind to any persons as to the status or quality of the title, or as to any restrictions, zoning, or fitness for any particular use, or the accuracy of the description, or of the legal disability or competency of any party to this instrument, or as to any other matters. The preparer of this instrument has provided no legal advice or counseling to any party to this transaction concerning any federal or state tax consequences of this transaction, and any affected party hereto is advised to seek the advice of a competent tax attorney or a certified public accountant with respect thereto prior to closing. The preparer of this instrument has not acted as Settlement Agent or Closing Agent with respect to this transaction unless same is documented by all customary Settlement Documents and Closing Statements, or as may be required in conformity with law, as applicable, and signed and fully executed by all necessary parties to such transaction.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2026 City and County taxes which are to be prorated between the parties hereto and which Grantee herein assumes and agrees to pay, and any and all applicable restrictions, conditions, easements, etc. of record in the Register's Office for Davidson County, Tennessee, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his hand and seal the day and year first above written.

William C. Sanders, Jr. Trustee of the William C. Sanders, Jr. Revocable Living Trust

WILLIAM C. SANDERS, JR., Trustee of the William C. Sanders, Jr. Revocable Living Trust, dated September 21, 2018

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM C. SANDERS, JR., Trustee of the William C. Sanders, Jr. Revocable Living Trust, dated September 21, 2018**, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21 day of April, 2026.

Rebecca Lynn Cox
Notary Public
My Commission Expires: 1/30/30

REBECCA LYNN COX
STATE OF TENNESSEE
NOTARY PUBLIC
KNOX COUNTY

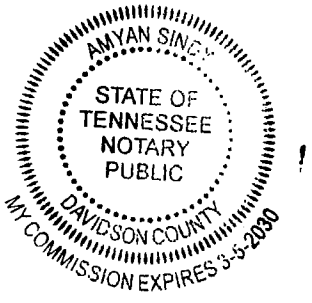
STATE OF TENNESSEE
COUNTY OF KNOX

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $195,000.00.

Affiant

Sworn to and subscribed before me, this 21st. day of **April**, 2026.

Notary Public
My Commission Expires: 3/5/2030



Certificate of Authenticity

I, Robert J. Notestine, III, 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 21st 2026.

Robert J. Notestine III
AFFIANT SIGNATURE

April 21st 2026
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 21st day of April, 2026.

Amyan Sindy
NOTARY'S SIGNATURE

My Commission Expires: 3/5/2030

Notary's Seal:

