Karen Johnson Davidson County
Batch # 1426955 DEEDWARR
06/01/2026 02:33:38 PM 4 pgs
Fees: $23.00 Taxes: $1,387.50
20260601-0049174

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 39210-04-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Subscribed and sworn to before me this 28th day of May, 2026.

Notary Public

My Commission Expires:

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael J. Sanders Jodi L. Daniels 1172 Brookside Dr Franklin, TN 37069	New Owner	Map and Parcel No.: 168 00 0 177.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Anna Fairlight Hubbard, as Executrix of the Estate of Greer Hubbard of record in Case No. 25-P-474 in the District/Probate Court for Madison County, Kentucky, and as recorded in Instrument No. 20260506-0040932 in the Register's Office for Davidson County, Tennessee; and Anna Micaiah Fairlight Hubbard and Natasha July Buchanan, as devisees under the Last Will of Greer Hubbard of record under said Estate ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Michael J. Sanders and Jodi L. Daniels, joint tenants with right of survivorship ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 9208 Hester Beasley Road, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 28th day of May, 2026.

GRANTORS:

Anna Fairlight Hubbard, as Executrix of the
Estate of Greer Hubbard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna Fairlight Hubbard, Executrix of the Estate of Greer Hubbard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 28th day of May, 2026.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

Anna Micaiah Fairlight Hubbard, as devisee under the
Last Will of Greer Hubbard

Natasha July Buchanan, as devisee under the
Last Will of Greer Hubbard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anna Micaiah Fairlight Hubbard and Natasha July Buchanan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of May, 2026.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

EXHIBIT "A"

Land situated in the County of Davidson, State of Tennessee, and described as follows:

Tract I:
Land lying in the 9th Civil District of Davidson County, on the Hester Beasley Road near Linton, same being a portion of the 25 acre tract conveyed to Arlie H. Smith, Sr. and wife Mary Ann Smith, by installment Deed Dated January 10th, 1949, beginning at a sugar tree, the Northwest corner of the original tract of 96 - 23/100 acres. Same being Morton's and Baugh's corner, thence North 586 1/2 degrees East, 26.8 poles to a pile of stones, thence North 543 East four poles to a stake in branch With sycamore corners, in Archie Greer's line. Thence up said branch and with said Greer's Southwesterly boundary line, South 42 degrees, East 5.8 poles to a stake. Thence South 60 degrees East with branch and Archie Greer's line, nine poles to a stake in branch with a sweet gum corner, thence South 42 degrees West 12 poles more or less to an iron pin, with red oak, ash and cedar corners, thence South 86 4 degrees West 32 poles more or less to a leaning Sugar Tree in the Morton and Baugh line. thence North 5 degrees East, running with Morton and Baugh's line, 20 poles to the beginning at the sugar tree. Containing three acres be it more or less, by survey of H.S. Hutchison, April 2, 1949.

Tract II:
Land lying in the 9th Civil District of Davidson County, Tennessee. Beginning at a Sassafras on the South side of a branch, also Ben F. Greer's corner; thence with said Ben F. Greer's line, North 85 degrees West 200 feet to a point; thence North 5 degrees East 305 feet to a stake in the branch; thence up said branch, South 46 degrees East 148 4 feet to a point, thence South 2 degrees East 181 4 feet to a point; thence South 32 degrees West 66 feet to the Point of Beginning and containing one acre, more or less. Surveyed by Lewis King, July 25, 1970.

Being the same property conveyed to Greer Hubbard by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20190715-0068565, in the Register's Office of Davidson County, Tennessee, dated July 11, 2019 and recorded on July 15, 2019. See also Scrivener's Affidavit recorded in Instrument No. 20191205-0125482, in the Register's Office of Davidson County, Tennessee. The said Greer Hubbard died on July 19, 2025, testate, devising subject property to Anna Micaiah Fairlight Hubbard and Natasha July Buchanan. Anna Fairlight Hubbard was appointed Executrix of said estate. See Probate Case 25-P-00474, Madison County, Kentucky Probate Court, and Instrument No. 20260506-0040932 of record in the Register's Office for Davidson County, Tennessee.

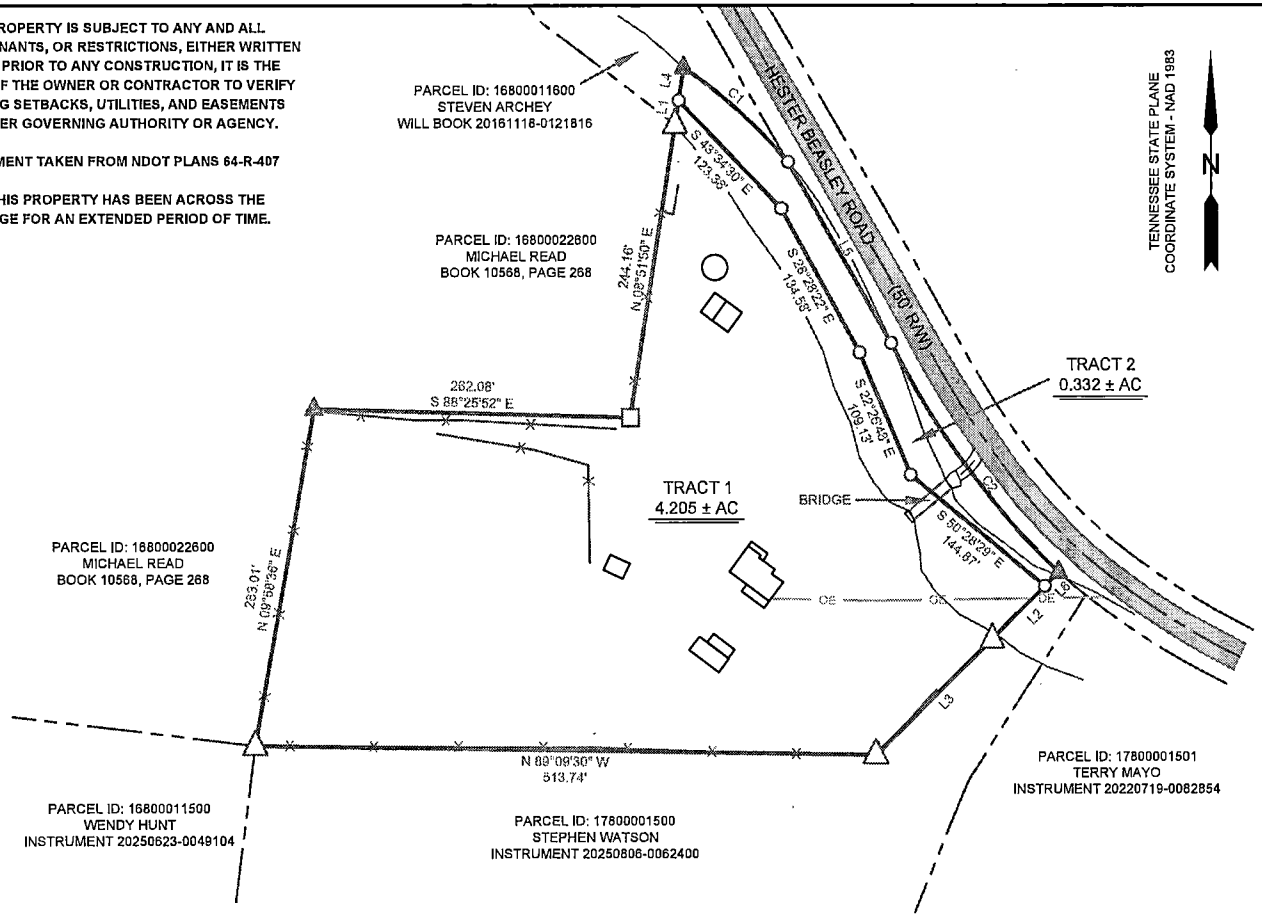
This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Easement for the flow of creek.
5. All matters on the boundary survey of the subject property dated May 14, 2026, prepared by Ronald G. Taylor, Tennessee RLS No. 2123, under Job # 26029.

NOTE: THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS, EITHER WRITTEN OR UNWRITTEN. PRIOR TO ANY CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO VERIFY ZONING, BUILDING SETBACKS, UTILITIES, AND EASEMENTS WITH THE PROPER GOVERNING AUTHORITY OR AGENCY.

ROAD REALIGNMENT TAKEN FROM NDOT PLANS 64-R-407

ACCESS TO THIS PROPERTY HAS BEEN ACROSS THE EXISTING BRIDGE FOR AN EXTENDED PERIOD OF TIME.



BOUNDARY SURVEY

ANNA FAIRLIGHT HUBBARD and NATASHA BUCHANAN
9208 HESTER BEASLEY ROAD
NASHVILLE, TENNESSEE 37221

THIRTY-FIFTH (35th) COUNCIL DISTRICT
DAVIDSON COUNTY, TENNESSEE

PARCEL ID: 16800011700
REFERENCE: WILL BOOK 20260506-0040932

TOTAL AREA = 4.537 ± AC

SURVEY FIELD WORK WAS COMPLETED ON 05/05/26

SURVEY FOR: MICHAEL J. SANDERS and JODI L. DANIELS

I HEREBY CERTIFY THAT THIS IS A CATEGORY "I AND IV" SURVEY AND THAT THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS IN EXCESS OF 1:10,000 USING TOTAL STATION AND GPS SURVEY EQUIPMENT. THIS SURVEY WAS PERFORMED IN COMPLIANCE WITH THE CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE.

LOCATION OF PERIMETER MONUMENTS FOR THIS BOUNDARY SURVEY WERE PERFORMED USING TRIMBLE S5 ROBOTIC TOTAL STATION INSTRUMENT AND TRIMBLE R12 GNSS RECEIVER USING REAL-TIME-KINEMATIC (RTK) METHODS RELATIVE TO TDOT BASE REFERENCE RECEIVER. LOCATIONS GENERATED USING RTK VECTORS HAD A HORIZONTAL PRECISION OF 0.08' AND A VERTICAL PRECISION OF 0.10'. DISTANCES SHOWN HEREON ARE GROUND.

DATE: 05/19/26

RONALD G. TAYLOR, R.L.S
TENNESSEE REGISTRATION NO. 2123

05/19/26

0' 100' 200' 300'

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE OF ASPHALT
- △ 5/8" REBAR (FOUND)
- ▲ 5/8" REBAR (SET)
- □ CONC BLOCK (FOUND)
- ○ POINT (NOT SET)

LINE	BEARING	DISTANCE
L1	N 08°51'50" E	20.00'
L2	S 45°16'02" W	62.04'
L3	S 45°16'02" W	135.98'
L4	N 08°51'50" E	27.09'
L5	S 29°31'50" E	171.17'
L6	S 45°16'02" W	16.43'

CURVE	RADIUS	DELTA	LENGTH	CHD BEARING	CHD LENGTH	TANGENT
C1	411.77'	16°13'17"	116.58'	S 48°02'58" E	116.19'	58.68'
C2	669.18'	19°38'29"	230.26'	S 36°20'51" E	235.10'	119.30'

RON TAYLOR LAND SURVEYING
6311 WINDOW CLIFF DRIVE
BAXTER, TENNESSEE 38544
(931) 261-2295
rontaylorlandsurveying@yahoo.com

RON TAYLOR © 2026		SHEET: 1
DRAWN BY: RT	CHECKED BY: RT	SCALE: 1"=100'
JOB # 26029		DATE: 05/19/26