This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $600,000.00.

Affiant

Subscribed and sworn before me this the 24th day of June, 2026.

Notary Public
My commission expires:

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

Karen Johnson Davidson County
Batch# 1438868 DEEDWARR
06/29/2026 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20260629-0058492

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Casey Stanley	**New Owner**	073-13-0 200.00
1601 Lethia Dr.		
Nashville, TN 37206		

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERTA R. SANDERS AND MICHAEL PUGH, A MARRIED COUPLE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **CASEY STANLEY AND EMILY STANLEY, HUSBAND AND WIFE**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Mailan Heights, of record in Plan Book 1835, page 90, Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Roberta Rae Sanders, by deed dated 07/27/2023, from Roberta Rae Sanders, Executor for the Estate of Gerald C. Sanders, of record in Instrument No. 20230825-0066538, Register's Office for said County.

Also being the same property conveyed to Gerald C. Sanders and wife, Joan E. Sanders, by deed dated 06/29/1984, from Harold C. Caudle and June A. Caudle, of record in Deed Book 6331, page 500, Register's Office for said County.

The said Joan E. Sanders having since died on or about 09/29/2000, leaving Gerald C. Sanders as the surviving tenant by the entirety.

The said Gerald C. Sanders having since died on 10/22/2022; see Letters Testamentary for the Estate of Gerald C. Sanders, Docket Number 23P81, Davidson County, Tennessee.

The said Michael Pugh joins in this conveyance to convey any martial interest he may have in the said property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1601 Lethia Dr., Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 24th day of June, 2026.

Roberta R. Sanders

Michael Pugh

STATE OF ~~TENNESSEE~~ VERMONT
COUNTY OF CHITTENDEN

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roberta R. Sanders and Michael Pugh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24th day of June, 2026.

My commission expires: 1/31/2027

Notary Public

Faye M. Brunelle
Notary Public - State of Vermont
Commission No. 0003648
Commission Expires 01/31/2027

Certificate of Authenticity

I, Ryan Lux, 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 **June 24, 2026**.

Date

Affiant Signature

06/24/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **24th** day of **June**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029