Karen Johnson Davidson County
Batch# 1438951 DEEDWARR
06/29/2026 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $797.35
20260629-0058597

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2026.

Notary Public
MY COMMISSION EXPIRES:_____
File No. G26-26102

ROBERT CONNOR WHITAKER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DICKSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Denise L. Sanders (NAME)	New Owner (NAME)	034-03-0B-406.00 CO
128 Wyncrest Way (STREET ADDRESS)	" (STREET ADDRESS)	
Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **David Kingsbury, a married man**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Denise L. Sanders, Trustee of The Tammy L. Rorie Third Party Special Needs Trust**, HEREINAFTER CALLED THE GRANTEES, 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 Unit No. 406, Phase 4, Building 4, Churchill Crossing Condominiums, a Horizontal Property Regime established by the Master Deed in Book 7792, Page 915 and amended in Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110 and Book 10996, Page 199 and Instrument No. 20050829-0103075, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of the property.

BEING the same property conveyed to David Kingsbury, an unmarried man, by Warranty Deed from Ruth Elridge Brown, an unmarried woman, dated July 18, 2011 and recorded July 19, 2011 in Instrument No. 20110719-0055130, Register's Office for Davidson County, Tennessee.

This is not the marital residence of the Grantor herein.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 406 Churchill Crossing, Madison, TN 37115.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 25th day of June, 2026.

David Kingsbury

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of June, 2026, before me personally appeared David Kingsbury, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of June, 2026.

ROBERT CONNOR WHITAKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES NOVEMBER 27, 2027

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 06/25/2026 (date of document).

Affiant Signature

06/25/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 25th day of June, 2026.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29