Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
Burton Hills Blvd., Suite 100
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr.
City Park II - Suite 290
Brentwood, TN 37027
B-26-2349

Karen Johnson
Batch # 1441737
07/02/2026 10:09:53 AM
Fees: $23.00 Taxes: $1,868.50

Davidson County
DEEDWARR
4 pgs

20260702-0059764

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of June, 2026

Notary Public

Commission Expires: _____

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

Address of New Owner	Send Tax Bills To:	Map & Parcel
Alejandro Jimmy Strauch and Kelsey Marie Ziesig 6116 Bradford Hills Drive Nashville, TN 37211	New Owner	172-12-0B-231.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Stephen E. Sanders, an unmarried man, and Pyllis A. Sanders, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alejandro Jimmy Strauch and Kelsey Marie Ziesig

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 Lot No. 257 on the Plan of Bradford Hills, Section Ten, of record in Book 7900, page 6; amended in Book 7900, page 495, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Stephen E. Sanders and wife, Phyllis A. Sanders by Warranty Deed from Charles E. Rogers, married of record in Book 10813, Page 498, Register's Office for Davidson County, Tennessee, dated February 20, 1998 and recorded on February 27, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6116 Bradford Hills Drive, Nashville, TN 37211

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 so 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. 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.

Dated this the 29 day of June, 2026.

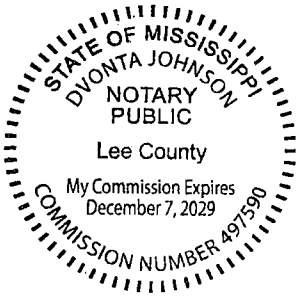
Phyllis A. Sanders
Pyllis A. Sanders

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~WILLIAMSON~~ Alcorn

On this 29th day of June, 2026, before me personally appeared Pyllis A Sanders, 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 29 day of June, 2026.

Dvonta Johnson
Notary Signature
My commission expires: December 7, 2029



Stephen E. Sanders

Stephen E. Sanders

STATE OF Florida

COUNTY OF Pasco

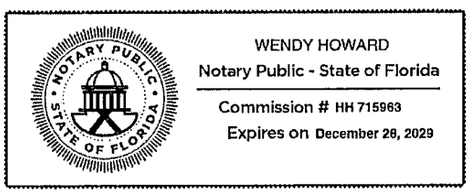
On this 29th day of June, 2026, before me personally appeared Stephen E. Sanders, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. verified ID using PASSPORT

Witness my hand, at office, this 29th day of June, 2026.

Wendy Howard

Notary Signature

My commission expires: 12/28/2029



Notarized remotely online using communication technology via Proof.

Certificate of Authenticity

I, Ashley Schad, 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 6/30/24.

Date

Affiant Signature

6/30/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2024

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 09, 2029