WARRANTY DEED

Karen Johnson Davidson County
Batch# 1443241 DEEDWARR
07/08/2026 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,661.30
20260708-0061529

File No. KS-26-2896

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 3-23-27

(AFFIX SEAL)

Gregory D. Vadner * State of Tennessee Notary Public * Sumner County

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick Polk and April Lane-Polk	United Wholesale Mortgage LLC	
(NAME)	(NAME)	
4325 Skyridge Drive	585 South Blvd. E	050-07-0A-158.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Pontiac, MI 48341	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Marlone Sankey and Jennifer Sankey, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derrick E Polk and April J Lane-Polk, husband and wife**, HEREINAFTER CALLED THE GRANTEE, 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. 158, on the plan of Final Plat Skyridge (Formerly Mulberry Downs PUD No. 88P-056G0) Subdivision Phase 2, as shown on plat of record in Instrument 20211209-0163364, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Marlone Sankey and Jennifer Sankey, husband and wife by Special Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20221005-0110070 Register's Office for Davidson County, Tennessee, dated October 05, 2022 and recorded on October 05, 2022.

This is property more commonly known as 4325 Skyridge Drive, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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. 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/our hand this 2nd day of July, 2026.

Marlone Sankey by Jennifer Sankey, Attorney-In-Fact

Marlone Sankey by Jennifer Sankey,
Attorney-In-Fact

Jennifer Sankey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jennifer Sankey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Marlone Sankey and that he/she is authorized by power of attorney to execute this instrument on his/her behalf.

Witness my hand, at office, this 2nd day of July, 2026.

Notary Signature
My commission expires: 1/22/2030

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, Jennifer Sankey 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2026.

Notary Signature
My commission expires: 1/22/2030

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Crystal Johnson, 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 7/2/2020 (date of document).

Affiant Signature

7/7/2020
Date

State of Tennessee
County of Sumner

Sworn to and subscribed before me this 7 day of July, 2020.

Notary's Signature

My Commission Expires: 3-23-27

Notary's Seal

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

202607080061529