Karen Johnson Davidson County
Batch# 1447825 DEEDWARR
07/16/2026 09:10:30 AM 4 pgs
Fees: $23.00 Taxes: $7,030.00
20260716-0064254

STATE OF TN }
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,900,000.00

Deanna Hargrove
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14 DAY OF July, 2026.

NOTARY PUBLIC
My Commission expires: 7/13/30

LEWIS BRONER MCCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File No. 26060035

Address of New Owner	Send Tax Bills To:	Tax Information:
Deanna Hargrove	Same	021-00-0-080.01 (Parcel A)
5533 Old Sams Creek Road		021-00-0-081.01 (Parcel B)
Pegram, TN 37143		021-00-0-080.02 (Parcel C)
		021-00-0-229.00 (Parcel D)

Warranty Deed

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 and sufficiency of all of which are hereby acknowledged, **Michael W. Sanders and Naina H. Solanki, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Deanna Hargrove,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Parcel A (Map/Parcel: 021-00-0-080.01)
Land in Davidson County, Tennessee, located on the southwesterly side of U.S. Highway 41-A more particularly described as follows, to-wit:

Beginning at an iron stake, the southwest corner of Houston Wilson lot, in the north line of Potters Nursery; thence with the north line of Potters, South 80 degrees West 207 feet to a sweet gum tree; thence leaving Potters line going North 5 degrees West 232 feet to an iron stake; thence North 75 degrees East 225 feet, more or less, to an iron stake in the margin of U.S. Highway 41-A; thence with the margin of said highway, South 45 degrees East 18 feet to an iron stake in Houston Wilson's west line; thence with Wilson's line, South 3 degrees West 241 feet to the point of beginning, containing 1.28 acres, more or less, and being Tract No. 1 of the survey by S. H. Hutchison on March 27, 1964.

Parcel B (Map/Parcel: 021-00-0-081.01)
A tract of land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made by T. R. Sanford, April 19, 1963, as follows:

Beginning at a tack in the center of Highway No. 112 or Clarksville Highway, said tack being South 0 degrees 30' East 40 feet, more or less, from the southwest corner of the property conveyed to Benny Pignolo and wife, Lottie Carney Pignolo, by deed from H. R. Potter and wife, of record in Book 1342, Page 417, Register's Office for said County; thence with the center of said highway, southeasterly 335.4 feet; thence South 77 degrees West 245.1 feet; thence North 0 degrees 30' West 287.8 feet to the beginning, containing 0.81 acres, more or less.

Parcels A and B: Being the same property conveyed to Michael W. Sanders and Naina H. Solanki, Husband and Wife, by Warranty Deed from Randy Tanley, Jr. and wife, Davinna Tanley, dated 01/04/2019 and recorded on 01/07/2019 in Instrument No. 20190107-0001521, Register's Office for Davidson County, Tennessee.

Parcel C (Map/Parcel: 021-00-0-080.02)
Land in the 1st Metropolitan District of Nashville and Davidson County, Tennessee, formerly the 14th District of said County, on the southwesterly side of U.S. Highway 41-A, more particularly described as follows:

Beginning at a sweet gum tree in the north line of Potters Nursery, same being the southwest corner of Tract No. 1 to Glen A. Bauman and wife, and South 80 degrees West 207 feet from Houston Wilson's southwest corner; thence with Potters north line, South 80 degrees West 180 feet to an iron stake in Potters line; thence leaving Potters line going North 5 degrees West 247 feet to an iron stake; thence North 80 degrees East 180 feet to a Hackberry tree; thence North 75 degrees East 220 feet to an iron stake in the margin of U.S. Highway 41-A; thence with the margin of said highway, South 45 degrees East 17 feet to an iron stake, corner of Tract No. 1 in the margin of said Highway; thence with Tract No. 1 as follows: South 75 degrees West 225 feet, more or less, to an iron stake, South 5 degrees East 232 feet to the point of beginning, containing 1.10 acres, more or less, and being Tract No. 2 of the survey by S. H. Hutchison on March 27, 1964.

Parcel D (Map/Parcel: 021-00-0-229.00)
Land in the 14th Civil District of Davidson County, Tennessee, being part of the property conveyed to T. D. Bauman and wife, Aline Hiett Bauman, as of record in Book 3317, Page 563, Register's Office for said County, as surveyed by George W. Watkins on March 18, 1972.

Said parcel begins at an existing iron pin at the southwesterly corner of Parcel 80.2; thence South 79 degrees 30' West 619.5 feet to an existing iron pin; thence North 32 degrees 01' West 356.0 feet to an iron pin; thence North 26 degrees 02' East 224.4 feet to an iron pin; thence South 75 degrees 14' East 340 feet to an existing iron pin; thence South 11 degrees 45' East 119.8 feet to an iron pin; thence North 79 degrees 42' East 334.3 feet to an iron pin; thence South 4 degrees 0' East 247 feet to the point of beginning.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, are those portions thereof described in the deed of record in Instrument No. 20050729-0088847, Register's Office for Davidson County, Tennessee.

Parcels C and D: Being the same property conveyed to Michael W. Sanders and Naina H. Solanki, Husband and Wife, by Warranty Deed from Daniel R. Clark and Katherine A. Clark, Husband and Wife, dated 05/07/2018 and recorded on 05/08/2018 in Instrument No. 20180508-0044057, Register's Office for Davidson County, Tennessee.

This is property generally located:
6165 Clarksville Pike & 6175 Clarksville Pike, Joelton, TN 37080

SUBJECT TO THE FOLLOWING:

1. 2026 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Subject to the right of way of Highway 41-A, aka Clarksville Pike.

3. Easement, setbacks and all other matters shown on the Plat of record at Instrument No. 20050317-0029534, Register's Office for Davidson County, Tennessee. (as to Parcel D)
4. Easement for the flow of the water of Marrowbone Creek and the rights of the public therein. (as to Parcel D)
5. Rights of upper and lower riparian owners to the flow of the water of Marrowbone Creek, free from diminution or pollution. (as to Parcel D)
6. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Marrowbone Creek. (as to Parcel D)
7. Title to that portion of the land lying below the ordinary low water mark of Marrowbone Creek. (as to Parcel D)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Michael W. Sanders and Naina H. Solanki** have caused this instrument to be executed, this the 14 day of July, 2026.

Michael W. Sanders

Naina H. Solanki

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Michael W. Sanders and Naina H. Solanki,** 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.

This the 14 day of July, 2026.

My Commission expires: 7/13/30

NOTARY PUBLIC

BRONER MCCOY LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d)(3) et seq.

I, **L. Broner McCoy**, 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 7/14/2026 (date of document).

L. Broner McCoy
Date: 7/14/2026

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Sworn to and subscribed before me this the 14th day of July, 2026.

NOTARY PUBLIC
My Commission expires: 2-10-2029

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY