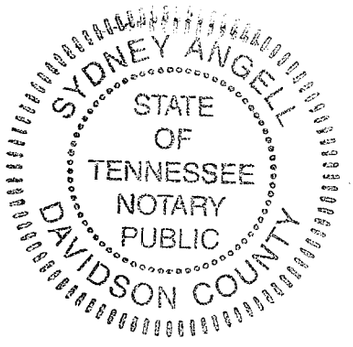
Karen Johnson Davidson County
Batch# 1449885 DEEDWARR
07/21/2026 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20260721-0065917

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00.

Affiant

Subscribed and sworn to me on July 16, 2026

Notary Public
comm: 3-20-28

THIS INSTRUMENT WAS PREPARED BY:
William Ball
ORTALE KELLEY LAW FIRM, PLLC
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File No.: 37566

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP- PARCEL NO.
Peter M Shumaker and Kelli J Shumaker 1301 Wexford Downs Lane Nashville, TN 37211	First Community Mortgage, Inc. 262 Robert Rose Drive Murfreesboro, TN 37129	172-14-0A-086.00-CO -

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Ethan Luke Sanders and Emily Beth Sanders, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Peter M Shumaker and Kelli J Shumaker, husband and wife, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 33, as shown on the map entitled Final Plat of Section Two, Wexford Downs, R20 Residential P.U.D. of record in Plat Book 9700, pages 593 and 594, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ETHAN LUKE SANDERS AND EMILY BETH SANDERS, HUSBAND AND WIFE, by deed from JANG DONG CHANG AND BEE LING CHANG, HUSBAND AND WIFE, of record in Instrument No. 20221006-0110284, dated October 4, 2022, said Register's Office.

37566

The conveyance of the above-described parcel of land is subject to the following:

1. 2026 DAVIDSON County Property Taxes which have been prorated by the parties and assumed by the Grantee.

2. Matters shown on the Plan of record in Plat Book 9700, pages 593 and 594, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10292, page 51 and Book 10792, page 822, said Register's Office.

4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1301 Wexford Downs Lane, 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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 hand on July 16, 2026.

Ethan Luke Sanders

Emily Beth Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Ethan Luke Sanders and Emily Beth Sanders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office, on July 16, 2026.

NOTARY PUBLIC

My Commission Expires: March 9, 2027



37566

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/16/2026 (date of document).

Affiant Signature

7/17/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

