Karen Johnson Davidson County
Batch# 1455550 DEEDWARR
08/04/2026 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $1,156.25
20260804-0071616

This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South
Suite #102
Nashville, TN 37212
File Number: 4-9596-AJ

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $312,500.00.

Affiant

Subscribed and sworn to before me, this the 31st day of July, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires

Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Loren Neale Sanders 3026 Fernbrook Ln Nashville, TN 37214	New Owner	085 05 0 021.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Old Hickory Property LLC, a Tennessee Limited Liability Company, Series 3022** (individually and/or collectively, "Grantor"), transfer and convey unto **Loren Neale Sanders, a married man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

Being Lot No. 2, on the Plan of HEARTLAND, SECTION 2, of record in Plat Book 4955, Page 12, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Old Hickory Property LLC, a Tennessee Limited Liability Company, Series 3022, by Quitclaim Deed from Ricky L. McClintock and wife, Laurel N. McClintock, of record in Instrument No. 20160516-0048562, in the Register's Office of Davidson County, Tennessee, dated May 13, 2016 and recorded on May 16, 2016.

Being part of the same property conveyed to Ricky L. McClintock and wife, Laurel N. McClintock, by Warranty Deed from Trustees of Donelson Church of Christ, of record in Instrument No. 20110923-0073697, in the Register's Office of Davidson County, Tennessee, dated September 22, 2011 and recorded on September 23, 2011.

This is improved property located at: **3022 Fernbrook Lane, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and we do covenant with the said Grantee 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

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 Grantee, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2026.

GRANTOR:

Old Hickory Property LLC, a Tennessee Limited Liability Company, Series 3022

By: _____ 7/31/26
Ricky McClintock, Manager

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 Ricky McClintock, Manager with who I am personally acquainted (or proven to me on the basis of satisfactory evidence), 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 Manager of Old Hickory Property LLC, a limited liability company, that he/she is authorized by Old Hickory Property LLC to execute this instrument on its behalf.

WITNESS my hand and seal at office this 31st day of July, 2026.

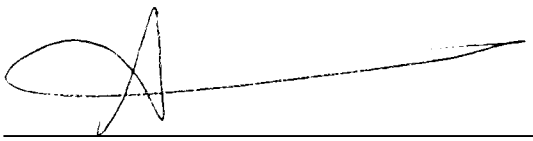
_____
Notary Public
My Commission expires: 1/24/28

PATRICIA A. NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

202608040071616

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 7-31-2026.



Affiant Signature — Date: 7-31-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 7-31-2026.

Notary's Signature

My Commission Expires: 4-21-26



Notary's Seal