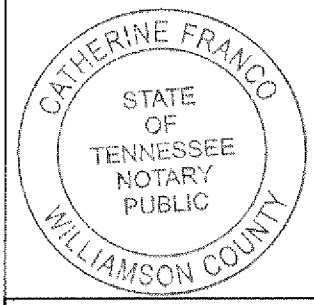
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Maury
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 4.25.29

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MSH Innovative Solutions LLC & Buchanan Unlimited Holdings LLC	New Owners	084-14-0-171.00
(NAME)	(NAME)	
30 N Gould St		
(ADDRESS)	(ADDRESS)	
Sheridan, WY 82801		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1456136 DEEDWARR
08/06/2026 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,313.50
20260806-0072429

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **William E. Sanders, III and Kevin Sanders, as sole heirs at law to the Estate of Clara J. Sanders**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **MSH Innovative Solutions LLC, a Wyoming limited liability company and Buchanan Unlimited Holdings LLC, a Wyoming limited liability company**, hereinafter called the GRANTEE(S), his/her/their 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. 41 on the Map of Donelson Meadows, Section II, as of record in Book 2133, pages 100 and 101, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William E. Sanders, Jr. and wife, Clara J. Sanders by Warranty Deed from James W. Young and wife, Mary G. Young, dated 10/24/1969, of record in Book 4375, Page 161, Register's Office for Davidson County, Tennessee.

The said William E. Sanders, Jr. died on 03/05/2002, leaving the said Clara J. Sanders the sole surviving tenant by the entirety.

The said Clara J. Sanders died intestate on December 27, 2025, leaving William Sanders, III, and Kevin Sanders as the sole heirs at law of the Estate of Clara J. Sanders, deceased. William Sanders, III, was duly appointed and is serving as Administrator of the Estate of Clara J. Sanders, deceased, as evidenced by File No. 26P285 in the Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ■

This is improved ☒ 2105 Crestline Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 31st day of July, 2026.

William E. Sanders, III, Individually and as Administrator to the Estate of Clara J. Sanders

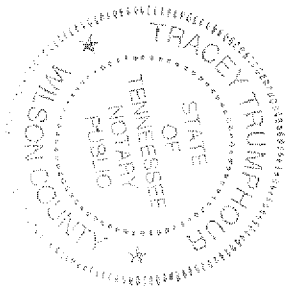
Kevin Sanders

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Sanders, III, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledges to be the Administrator to the Estate of Clara J. Sanders and that he/she/they executed the within instrument for the purposes therein contained as Administrator.

Witness my hand and Official seal this 31st day of July, 2026.

Notary Public:
My Commission Expires: 1.31.29

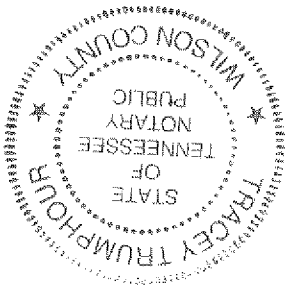


State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William E. Sanders, III and Kevin Sanders the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 31st day of July, 2026.

Notary Public:
My Commission Expires: 1.31.29



RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Catherine Franco, do hereby make oath that I am a licensed attorney and/or 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 July 31, 2026.

Affiant
Date: ~~July~~ Aug 3, 2026

STATE OF TENNESSEE
COUNTY OF MAURY

Sworn to and subscribed before me this 3rd day of ~~July~~ Aug. 2026

Notary Public

My Commission Expires: 6-8-2030

PAMELA SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY