Karen Johnson Davidson County
Batch# 1456485 DEEDWARR
08/07/2026 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20260807-0072907

STATE OF Tennessee
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, 2026.

Notary Public

MY COMMISSION EXPIRES:
03.13.30
(AFFIX SEAL)

KATLYN CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH26-11629

Address of New Owner:	Send Tax Bills to:	Tax Information:
James Brockman Sanders, IV and Brooke Elizabeth Sanders 2116 Golf Club Lane Nashville, TN 37215	SAME AS NEW OWNERS	117-07-0A-165.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timmy May, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **James Brockman Sanders, IV and Brooke Elizabeth Sanders, husband and wife**, hereinafter called the Grantees, their successors 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. 165 on the Plan of Gloucester Square of record in Plat Book 4460, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 165 fronts 109.16 feet on the Northwesterly side of Hillsboro Road and extends back 106.04 feet on the Northerly line and 139.60 feet on the Southwesterly line, to the curving Southeasterly margin of an 18.0-foot wide access easement, such curve having a chord length of 33.86 feet.

Being the same property conveyed to Timmy May, unmarried by Warranty Deed from William B. Owen and wife, Jean Marie L. Owen of record in Instrument No. 20190702-0064126 Register's Office for Davidson County, Tennessee, dated June 28, 2019 and recorded on July 02, 2019.

Map/Parcel 117-07-0A-165.00-CO

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **2116 Golf Club Lane, Nashville, TN 37215**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 this 04 day of Aug, 2026

Timmy May

STATE OF Texas

COUNTY OF Bexar

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Timmy May, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at San Antonio (City), Texas (Texas), this 4 day of Aug, 2026.

Notary Public

My Commission Expires: 6/25/2027

MONIQUA DUNBAR
Notary ID #132065879
My Commission Expires
June 25, 2027

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 August 4, 2026.

Affiant Signature

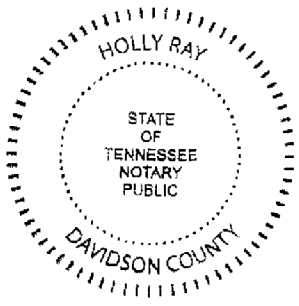
August 5, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 5th day of August, 2026.



Notary's Signature

My Commission Expires: 03/09/27