STATE OF Tennessee
COUNTY OF Davidson

Karen Johnson Davidson County
Batch# 1468005 DEEDWARR
09/03/2026 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $621.60
20260903-0082044

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00.

X Patricia J. Cottrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2026.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 12/26/29
File No. G26-26419

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Patricia J. Cottrell and Noah Alderman (NAME)	New Owner (NAME)	51-10-B-76
1037 St. Andrews Place (STREET ADDRESS)	(STREET ADDRESS)	
Nashvile, TN 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Kathy C. Sanders, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patricia J. Cottrell, an unmarried woman, and Noah Alderman, an unmarried man, as joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Unit No. O-211 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, Page 84, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description and being part of the land shown on the subdivision plat of Ellington Place Condominiums of record in Book 6250, page 829, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathy C. Sanders, unmarried, by Deed from Kandi E. Hayes, Teri R. Boerema, and Brandon C. Hayes, Heirs of the Estate of Terry R. Hayes and Kelly J. Muniz, Guardian for Alejandro Raye Zelaya, Heir of the Estate of Ashley Nicole Lott dated June 27, 2017, recorded June 29, 2017, in Instrument Number 20170629-0065443, Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2025 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 211 Ellington Place, Nashville, TN 37115.

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 we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this 31st day of August, 2026.

Kathy C. Sanders

Kathy C. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2026, before me personally appeared Kathy C. Sanders, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2026.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 12/26/29

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.MATTHEWS.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 08/31/2026 (date of document).

Affiant Signature

08/31/2026

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 31st day of August, 20 26.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29