Karen Johnson Davidson County
Batch# 1474876 DEEDWARR
09/18/2026 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $3,515.00
20260918-0087038

20261309R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $950,000.00. Affiant Subscribed and sworn to before me, this the 17th day of September, 2026. Notary Public My commission expires: 11/25/29

THIS INSTRUMENT WAS PREPARED BY
Ryan A. Rafoth
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Lynn McAlister STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Anthony Dale Wilson	**New Owner**	**180-00-0-120.00**
6613 Holt Road		
Nashville, TN 37211		

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, WE,

James M. Sartain and Elizabeth Sartain, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anthony Dale Wilson, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Redmond Lane Subdivision, as of record in Book 6200, Page 298, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jimmy D. Sartain and wife, Betty Sartain and James M. Sartain and wife, Elizabeth Sartain, tenants in common with right of survivorship by Warranty Deed from Timothy S. Sneed and wife, Bonnie Sneed of record in Instrument No. 20170814-0083001 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 14, 2017.

The said Jimmy D. Sartain died on or about November 22, 2019.

Being the same property conveyed to James M. Sartain and wife, Elizabeth Sartain by Quitclaim Deed from Betty Sartain and husband, John Mark Langford of record in Instrument No. 20200701-0071135 Register's Office for Davidson County, Tennessee, dated June 30, 2020 and recorded on July 01, 2020.

This conveyance is subject to:

1) zoning;
2) setback requirements and general utility, sewer and drainage easements of record on the Binding Agreement Date upon which the improvements do not encroach;
3) subdivision and/or condominium declarations, covenants, restrictions, and easements of record on the Binding Agreement Date; and
4) leases and other encumbrances specified in the Agreement.

This is improved (__X__) unimproved (____) property known as **6613 Holt Road, 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 GRANTEE(S), their heirs and 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), 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/OUR HANDS EFFECTIVE AS OF 17th day of September, 2026:

James M. Sartain

Elizabeth Sartain

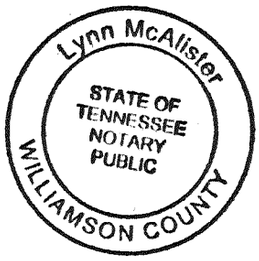
STATE OF TENNESSEE	)	**INDIVIDUAL ACKNOWLEDGEMENT**
	)	
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, James M. Sartain and Elizabeth Sartain, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 17th day of September, 2026.

My Commission Expires: 7/25/29

Notary Public



Certificate of Authenticity

I, Ryan Rafoth, 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

September 17, 2026
Date

Affiant Signature

9/17/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 17th day of September, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

