Karen Johnson Davidson County
Batch# 1477975 DEEDWARR
09/25/2026 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260925-0089156

WARRANTY DEED

Property address: 604 Oak Harbor Cove Nashville, TN 37076 Owner's name: Sanford Investments, LLC 105 Stevie Sanford Lane Collins, MS 39428 Mail tax bills to: Sanford Investments, LLC 105 Stevie Sanford Lane Collins, MS 39428 Prepared by & Return to: River City Title & Escrow, LLC 5384 Poplar Ave, Suite 109 Memphis, TN 38119	I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer is or value of the property transferred, whichever is greater, is $310,000.00, which amount is equal to or greater than the amount which the property would command at fair and voluntary sale. Affiant Subscribed and sworn to before me this 25th day of September, 2026 Notary Public My Commission Expires:

C. PITT
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 8-14-2029

THIS INDENTURE, made and entered into this 25th day of September, 2026 by and between

Robert Doyle Turner, a married man, hereinafter called Grantor, and

Sanford Investments, LLC, a Mississippi Limited Liability Company, hereinafter called Grantee.

WITNESSETH: That for and in consideration of ten dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the County of Davidson State of Tennessee, to wit:

Lot 181, Section 9, Lake Park Subdivision, as shown on plat of record in Plat Book 4955, Page 38, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Robert Doyle Turner by Executor's Quit Claim Deed of record at Instrument No. 20260330-0024985, in the Register's Office of Davidson County, Tennessee.

Tax Parcel Number: 098-05-0-063

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said part Grantee of the second part, Grantee's heirs, successors and assigns in fee simple forever.

The said Grantor of the first part does hereby covenant with the said part Grantee of the second part that Grantor lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered, EXCEPT for:

Subdivision restrictions, building lines and easements of record in Plat Book 4955, Page 38; Declaration of Covenants, Conditions and Restrictions of record in Book 5086, Page 976; Charter of Lake Park Homeowners Association Inc of record at Book 4669, Page 746 and Book 9949, Page 538; 2027 Davidson County taxes, are not yet due and payable; all in said Register's Office.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

The words "Grantor" and "Grantee" shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

Robert Doyle Turner

STATE OF TENNESSEE

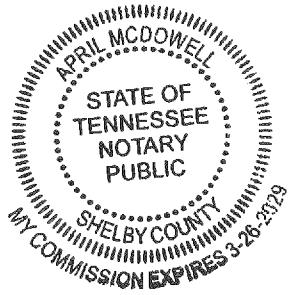
COUNTY OF SHELBY

Before me, April McDowell, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Robert Doyle Turner** to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he, she or they executed the same as his, her or their free act and deed.

WITNESS my hand and notarial seal at office this the 25th day of September, 2026.

Notary Public

My commission expires:



I, Jenny Martinez, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original documented, executed and authenticated according to law.

Certification date of the attached documents tendered for registration herewith shall be the date of submission to the register of deeds office.

Jenny Martinez

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally, appeared before me, the undersigned, a notary public for the county and state, Jenny Martinez, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

APRIL MCDOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY
MY COMMISSION EXPIRES 3-26-2029

MY COMMISSION EXPIRES: