WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162701 DEEDWARR
11/20/2018 01:48:01 PM 2 pgs
Fees: $13.00 Taxes: $2,571.50

20181120-0114283

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

A-ZR-18-8621

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $695,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF NOVEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mark W. Sauer	**New Owner**	
(NAME)	(NAME)	**155-00-0-163.00**
8621 McCrory Ln.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **DWAYNE JOHNSON, UNMARRIED AND TREVANIA DUDLEY HENDERSON, MARRIED AND ESTATE OF JANE A. DUDLEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARK W. SAUER, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey dated January 11, 1972, by Leon Stanford Company as follows:

Beginning at a point, an iron pin on the westerly margin of McCrory Lane 360 feet, more or less, northwardly from the point of intersection of the northwesterly margin of Lewis Road and the westerly margin of McCrory Lane, thence north 86 degrees 25 minutes west 713 feet, more or less, to an iron pin; thence north 4 degrees east 645 feet, more or less, to a point, an iron pin in Poplar Creek Road; thence south 87 degrees east 550 feet, more or less, to an iron pin in the westerly margin of McCrory Lane, thence with said right of way southwardly and a curve to the right 160 feet, more or less, to a point; thence with said margin and a right angle southeastwardly 15 feet, more or less, to a point; thence continuing with said right of way southwardly and a curve to the right 355 feet, more or less, to a point; thence with said margin and a right angle southwestwardly 15 feet, more or less, to a point; thence with said margin southwardly 130 feet, more or less, to the point of beginning, containing 10.5 acres more or less.

Being the same property conveyed to Jane Dudley, a married woman by Warranty deed from Joan Estes, an unmarried widow of record in Instrument No. 20150122-0006416 Register's Office for Davidson County, Tennessee, dated January 21, 2015 and recorded on January 22, 2015.

Jane Dudley having since died leaving a Last Will and Testament filed in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 17P2029. Leaving property to Dwayne Johnson and Trevania Dudley Henderson as per the Affidavit of Heirship filed simultaneously herewith of record in Instrument No. 20181120-0114282 Register's Office for Davidson County, Tennessee.

Jeffrey Mobley, Co-Administrator of the Estate of Jane A. Dudley joins in this conveyence to convey any and all interest the estate may have to said property.

*Dewayne Johnson is also known as Robert Dewayne Johnson

**For the purpose of this conveyance the subject property was not Trevania Dudley Henderson's primary marital residence.

This conveyance is subject to:
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8621 McCrory Ln., Nashville, Tennessee 37221**.

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 hand(s) this the 19 DAY OF NOVEMBER, 2018.

Dwayne Johnson

Trevania Dudley Henderson

Estate of Jane A. Dudley

BY: _____
Jeffrey Mobley
Co-Administrator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DWAYNE JOHNSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of November, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TREVANIA DUDLEY HENDERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of November, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY MOBLEY, CO-ADMINISTRATOR of the ESTATE OF JANE A. DUDLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 19th of November, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212