THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4370

Karen Johnson Davidson County
Batch# 233400 DEEDWARR
05/23/2019 08:39:30 AM 7 pgs
Fees: $38.00 Taxes: $518.00
20190523-0048743

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Remegilda C. Hill
Affiant

Subscribed and sworn to before me, this the 20 day of May, 2019

Notary Public
My Commission Expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Remegilda C. Hill 3316 Ladybird Drive Nashville TN 37217	SAME - new Owner	135-05-0-075

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **William James Sadler, Jr. as to an undivided 1/3 interest: Rosemary Charlotte Sadler and William James Sadler, Jr., Co-Administrators of the Estate of Jeffrey David Sadler, deceased, and William Sadler, Jr., Steven Jerry Sadler, and Scott Michael Sadler, each individually as Heirs of The Estate of Jeffrey David Sadler, deceased, collectively as to an undivided 1/3 interest: and Rosemary Charlotte Sadler, Steven Jerry Sadler, and Scott Michael Sadler, each individually as the Heirs of Jerry Elmus Sadler, deceased, collectively as to an undivided 1/3 interest**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Remegilda C. Hill**, hereinafter called the Grantee(s), his/her/their heirs 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. 90 on the Plan of Town Park Estates of record in Plat Book 3300, Pages 64 and 65, 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. 90 fronts 65.0 feet on the easterly side of Ladybird Drive, and runs back 187.19 feet on the northerly line and 188.7 feet on the southerly line, to a line in the rear which measures 65.01 feet thereon.

Being the same property conveyed to William J. Sadler and wife, Pauline B. Sadler by Warranty deed from George D. Minton and wife, Donna G. Minton of record in Book 8290, page 10, Register's Office for Davidson County, Tennessee, dated February 2, 1991 and recorded on February 8, 1991. The said Pauline B. Sadler died April 17, 2007, leaving William J. Sadler as sole surviving tenant by the entirety. The said William J. Sadler aka William James Sadler (Sr.) died testate on January 11, 2010. By his Last Will and Testament of record in Docket No. 10P-291, in the Probate Division of the Circuit Court for Davidson County, Tennessee, he devised said property to his three sons William James Sadler, Jr., Jeffrey David Sadler and Jerry Elmus Sadler, each as to an undivided 1/3 interest.

Being the same property conveyed to Jeffrey David Sadler and Doug Brewington, as joint tenants with right of survivorship by Quitclaim deed from Jeffrey David Sadler of record in Instrument No. 20100901-0069416, Register's Office for Davidson County, Tennessee, dated August 30, 2010 and recorded on September 1, 2010. The said Doug Brewington aka Douglas Dale Brewing having since died on July 7, 2018, leaving Jeffrey David Sadler as the sole surviving joint tenant as to an undivided 1/3 interest. The said Jeffrey David Sadler having since died on November 14, 2018 (see In Re: Estate of Jeffrey David Sadler, deceased, Docket No. 18P-2004, Seventh Circuit Court for Davidson County, Tennessee at Nashville). Pursuant to the Affidavits of Heirship of record in Instrument No. ___201905230048740_ and Instrument No. ____201905230048741__, Register's Office for Davidson County, Tennessee, Jeffrey David Sadler's undivided 1/3 interest in the property has passed to William James Sadler, Jr., Steven Jerry Sadler, and Scott Michael Sadler as the surviving heirs at law of Jeffrey David Sadler, deceased. Also see self-serving Quitclaim deed in Instrument No. 20100901-0069416, in said Register's Office.

The said Jerry Elmus Sadler predeceased his father on May 26, 2009. Pursuant to the Affidavits of Heirship of record in Instrument No. __201905230048739_____ and Instrument No. ___201905230048742____, Register's Office for Davidson County, Tennessee, Jerry Elmus Sadler's undivided 1/3 interest in the property has passed to Rosemary Charlotte Sadler, Steven Jerry Sadler, and Scott Michael Sadler, as the surviving heirs-at-law of Jerry Elmus Sadler, deceased.

Being also known as 336 Ladybird Drive Nashville, Tennessee 37217.

This is ☒ improved or ☐ unimproved property located at: **336 Ladybird Drive, Nashville, TN 37217**.

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of May, 2019.

GRANTOR:

William James Sadler, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William James Sadler, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 20 day of May, 2019.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

The Estate of Jeffrey David Sadler:

By: Rosemary Charlotte Sadler
Rosemary Charlotte Sadler, Co-Administrator

By: William J Sadler Jr
William James Sadler, Jr., Co-Administrator

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rosemary Charlotte Sadler, Co-Administrator of the Estate of Jeffrey David Sadler, deceased, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal this 20 day of May, 2019.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William James Sadler, Jr., Co-Administrator of the Estate of Jeffrey David Sadler, deceased, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument in the capacity and for the purposes therein contained.

WITNESS my hand and seal this 20 day of May, 2019.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

The Estate of Jeffrey David Sadler:

William J Sadler Jr
William James Sadler, Jr., Heir

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William James Sadler, Jr., Heir the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 20 day of May, 2019.

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

The Estate of Jeffrey David Sadler:

Steven Jerry Sadler

Steven Jerry Sadler,
Heir-at-law to Jeffrey David Sadler

STATE OF California
COUNTY OF Alameda

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven Jerry Sadler, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 21 day of May, 2019.

Joshua Kim

Notary Public
My Commission expires: 3-28-2023

JOSH KIM
COMM. #2283300
Notary Public - California
Alameda County
My Comm. Expires Mar. 28, 2023

The Heirs-at-law to Jerry Elmus Sadler:

Steven Jerry Sadler

Steven Jerry Sadler
Heir-at-law to Jerry Elmus Sadler

STATE OF California
COUNTY OF Alameda

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven Jerry Sadler, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 21 day of May, 2019.

Joshua Kim

Notary Public
My Commission expires: 3-28-2023

JOSH KIM
COMM. #2283300
Notary Public - California
Alameda County
My Comm. Expires Mar. 28, 2023

The Estate of Jeffrey David Sadler:

Scott Michael Sadler,
Heir-at-law to Jeffrey David Sadler

STATE OF Tennessee
COUNTY OF Madison

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Scott Michael Sadler, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 20 day of May, 2019.

JULIE CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public
My Commission expires: 8/20/2019

The Heirs-at-law to Jerry Elmus Sadler:

Scott Michael Sadler
Heir-at-law to Jerry Elmus Sadler

STATE OF Tennessee
COUNTY OF Madison

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Scott Michael Sadler, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 20 day of May, 2019.

JULIE CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public
My Commission expires: 8/20/2019

201905230048743

Rosemary Charlotte Sadler

Rosemary Charlotte Sadler,
Heir-at-law to Jerry Elmus Sadler

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Rosemary Charlotte Sadler, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 20 day of May, 2019.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

201905230048743

True Copy Certification

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

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

