Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0155

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of June, 2020

Notary Public

Commission Expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 429132 DEEDWARR
07/01/2020 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $481.00
20200701-0071009

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 53 Rolling Meadows Dr Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	033-04-0A-053.00-CO

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Helen H. Sawyers, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 53 Rolling Meadows Dr Trust

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:

Being Unit No. 53 as shown on the Plat of Rolling Meadows Phase I, Section III, of record in Book 6250, Page 965, Register's Office for Davidson County, Tennessee, together with an undivided membership in Rolling Meadows Townhomes Association, all as described in Book 6593, Page 194, as amended in Book 6980, Page 188, said Register's Office.

Being the same property conveyed to Helen H. Sawyers and Alsie T. Hoover by Warranty deed from Corson Development, Inc., a Tennessee Corporation of record in Book 7030, page 680, Register's Office for Davidson County, Tennessee, dated October 31, 1986 and recorded on November 04, 1986. (Value or consideration shown in aforementioned deed $74,500.00.)

The said Alsie T. Hoover, a widow, having since died, Intestate, on April 10, 2001, leaving her daughter Helen H. Sawyers surviving as her only heir at law as evidenced by Affidavit of Heirship recorded simultaneously herewith in Instrument Number _____202007010071008____, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **53 Rolling Meadows Drive, Goodlettsville, TN 37072.**

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of June, 2020.

Helen H. Sawyers

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal at this 30th day of June, 2020.

LAUREN LAMBERTH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Notary Public

My Commission Expires: 03-03-21

(Notary Seal)

True Copy Certification

I, **Jennifer Pennell**, 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022