WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 11.10.21

(AFFIX SEAL)

JUDY REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southeast Title of Murfreesboro, LLC, 805 South Church Street, Suite 11, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Brittany Watson Dalton Saylors	CMG Mortgage, Inc. dba CMG Financial	09507008800
(NAME)	(NAME)	
2303 Cloverdale Road	3160 Crow Canyon Road, Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 592111 **DEEDWARR**
03/15/2021 11:34:18 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20210315-0033931

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Samuel Ralph Saylors Jr., single,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brittany Watson, single woman and Dalton Saylors, single man,** 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 Lot No. 75 on the Plan of Merry Oaks, as shown by plat of record in Plat Book 1835, Page 67 and 68, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 75 fronts 80 feet on the southerly side of Cloverdale Road and runs back 228.1 feet on the easterly line and 227.1 feet on the westerly line to a dead line, measuring 80 feet thereon.

Being the same property conveyed to Samuel Ralph Saylors Jr., single by Executor;s QuitClaim Deed from The Estate of Samuel Ralph Saylors, dated 11-16-20 of record in Instrument #202012080142434, Register's Office for said County.

Being the same property conveyed to Samuel Ralph Saylors and wife, Ajemuel Saylors, by deed from Minnie P. Hagood and son, Douglas E. Hagood, dated 10-5-83 of record in Record Book 6152, Page 652, Register's Office for said County.

Ajemuel Saylors died on August 3, 2008 leaving Samuel Ralph Saylors as the fee simple owner of the subject property. Samuel Ralph Saylors died testate on April 22, 2020. A probate was opened under Docket No. 20P1633 in the Probate Court for Davidson County. Under Samuel Ralph Saylors' Will, the subject property was devised to Shelley Saylors Johnson and Samuel Ralph Saylors, Jr.; however, Shelley Saylors Johnson has chosen to accept payment in lieu of an interest in the subject property. Shelley Saylors Johnson joins in this conveyance as a devisee conveying any interest she may have in the subject property.

unimproved ☐

This is improved ☑ property, known as 2303 Cloverdale Road, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 this 19th day of February, 2021.

Samuel Ralph Saylors Jr.

State of Tennessee
County of Rutherford

Personally appeared before me Samuel Ralph Saylors Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of February, 2021.

Notary Public Judy Reed
My Commission Expires: 11-20-21

File No.: 2197