39B

# WARRANTY DEED

Karen Johnson Davidson County
Batch# 667809 DEEDWARR
06/29/2021 12:16:31 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20210629-0088056

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ___ DAY OF _____, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/[illegible]

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ANGELA K. POSTON-WILLIAMSON COUNTY OF DAVIDSON

**THIS INSTRUMENT WAS PREPARED BY:**
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ryan PhilipDavis and Sarah Davis | Quicken Loans | |
| (NAME) | (NAME) | |
| 7465 Harrow Drive | 1050 WOODWARD AVE | 142 02 0 115.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | DETROIT MI 48226 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **STEPHEN C. SEXTON, TRUSTEE OF THE SEXTON FAMILY TRUST U/A/D DECEMBER 11, 1997**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RYAN PHILIP DAVIS AND SARAH DAVIS, HUSBAND AND WIFE,** 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:

**Land in Davidson County, Tennessee, being Lot No. 151 on the Plan of Cross Timbers, Section 3, as of record in Book 4175, Page 21 and amended in Book 4364, Page 954, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.**

**Being the same property conveyed to Ruby E. Sexton, by Warranty Deed from Robert B. Maguire and wife, Rosemary N. Maguire, of record in Book 10795, Page 930, in the Register's Office of Davidson County, Tennessee, dated February 13, 1998 and recorded on February 17, 1998.**

**Being the same property conveyed to Stephen C. Sexton, Trustee of the Sexton Family Trust, by Quitclaim Deed from Ruby E. Sexton, of record in Book 10854, Page 215, in the Register's Office of Davidson County, Tennessee, dated March 16, 1998 and recorded on March 25, 1998.**

**This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 7465 Harrow Drive, Nashville, TN 37221
(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 hand this 25th day of June, 2021

SEXTON FAMILY TRUST U/A/D DECEMBER 11, 1997

BY: Stephen C. Sexton, Trustee

STEPHEN C. SEXTON, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Stephen C. Sexton with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the Sexton Family Trust U/A/D December 11, 1997, and who further acknowledged that he is authorized by said Trust Agreement to execute the within instrument as Trustee of said Trust.

Witness my hand and official seal this 25 day of June, 2021.

Commission expires:

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON