Karen Johnson Davidson County
Batch# 686572 DEEDWARR
07/29/2021 01:50:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20210729-0102283

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Nicolette Cole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: _____

JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-6-2023

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
301 S Perimeter Park Dr., Ste. 214
Nashville, TN 37211

File No.: 2021070199

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
DY Construction, Inc.	DY Construction, Inc.	07007006800
(NAME) P. O. Box 1283	(NAME) P. O. Box 1283	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED THOUSAND AND NO/100 Dollars ($350,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **TRACI SAWYERS SLOSS, GLENDA SAWYERS DUNLAP AND WARREN SAWYERS,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DY CONSTRUCTION, INC.**, 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:

SEE EXHIBIT A

unimproved ☐
This is improved ☒ property, known as 921 W. Trinity Lane (M/P 07007006800), Nashville, TN 37207
(House No.) (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.

Executed by our hands this 2 day of July, 2021

Traci Sawyers Sloss

Glenda Sawyers Dunlap

Warren Sawyers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 02 day of July 2021, before me personally appeared Traci Sawyers Sloss, Glenda Sawyers Dunlap and Warren Sawyers to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 02 day of July, 2021

Notary Public

My Commissn Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

Land in Davidson County, Tennessee, being part of Lot No. 45, as shown on the map entitled Part of the Free Silver Plan, of record in Book 332, page 46, also being Lot No. 3 on a survey made by Hickerson and Miller, Engineers, dated October 5, 1956, Register's Office for Davidson County, Tennessee, being more particularly described according to survey as follows:

Beginning on the northerly margin of Trinity Lane at the Southeast corner of the property conveyed to Mrs. Tommie Morton Allen, by deed from Charlotte Hassell Sampson, of record in Book 3250, page 209, said Register's Office; thence with said Allen's Eastern boundary line, North 24°51' West 183 feet to the Southerly margin of Lincoln Street; thence with the same, South 81°36' East 65.5 feet; thence South 24°51' East 163 feet, more or less to the Northerly margin of Trinity Lane; thence with the same, South 65°09' West 64 feet to the beginning.

Being the same property conveyed to ROSETTA SMITH AND ANNIE PEARL SAWYERS, by deed from CHARLOTTE HASSELL SAMPSON, of record in Book 3435, page 127, dated September 19, 1962, said Register's Office.

ROSETTA SMITH further conveyed said property by Quitclaim Deed unto ANNIE PEARL SAWYERS, of record as Instrument No. 20010614-0062676, dated June 13, 2001, said Register's Office.

INCLUDED IN THE ABOVE PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM is that portion in deed of record in Book 8291, page 114, said Register's Office.

ANNIE PEARL SAWYERS having died testate on or about November 24, 2017, devising said property to WARREN SAWYERS, GLENDA SAWYERS DUNLAP AND TRACI SAWYERS SLOSS by will of record in Docket 18P453, Chancery Court for said County.

Certificate of Authenticity

I, **Maxine Rucker** , do hereby make an oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/14/21

Name: **Maxine Rucker**
Title: **Closing Agent**
Date **07/14/2021**
STATE OF Tennessee
COUNTY OF Davidson

Sworn to and subscribed before me on **07/14/2021.**

Notary Public: _____
Jennifer Chandler-Cole

My Commission Expires: 11/06/2023
Commission #: N/A

Phone #: 615-372-0280

