Karen Johnson Davidson County
Batch# 718445 DEEDWARR
09/17/2021 08:07:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20210917-0124931

Name and Address of New Owner:
Beth Anne Gentry and Arnold Cletus Sawyer
1408 Cleves Street Old Hickory, TN 37138

Send Tax Bills To:
Wilson Bank & Trust
175 East Main St
Henersonville, TN 37075
This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 105-14-0I-033.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Layla Scott, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Beth Anne Gentry, an unmarried woman and Arnold Cletus Sawyer, an unmarried man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 33, Studio 1 Lofts Condominium, as established under Declaration of record in Instrument No. 20140715-0062248, in the Registers Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Layla Scott, married, by Warranty Deed from Studio I, GP, of record in Instrument No. 20171213-0127231, Register's Office for Davidson County, Tennessee, dated December 8, 2017 and recorded on December 13, 2017. (Value of consideration shown in aforementioned deed $175,000.00.)

Being also known as 803 Hillview Heights, Unit 105, Nashville, Tennessee 37204.

This is NOT the principal residence of the Grantor named herein

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 31st day of August, 2021.

Layla Scott (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Layla Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of August, 2021.

Notary Public
My commission expires: 10.2.23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
31st day of August, 2021.

Notary Public
My commission expires:

GREGG W. CLARKE
MY COMMISSION EXPIRES
DECEMBER 12, 2022
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No. 2021-1756

Certificate of Authenticity

I, the undersigned, do hereby make 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 8/31/21.

Affiant Signature

8/31/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 31ST day of August, 2021.

Notary's Signature

My Commission Expires: 4/22/23
Date

Notary's Seal

