WARRANTY DEED

Karen Johnson Davidson County
Batch# 728802 DEEDWARR
10/01/2021 11:07:51 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00

20211001-0132283

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY M. CATHERINE CLEARWATERS

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 21-0778

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NO.(S)
Kristin Lee Humes and Marc David Humes	New Owner	Map: 06600007400
(NAME) 8324 Cub Creek Road	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FOUR HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS ($420,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

PAUL ALLEN SADLER AND CLAUDE RANDALL SADLER AND KENNETH BRUCE SADLER AND SHANNON RENEA SADLER TAYLOR, DEVISEES UNDER THE WILL OF MICHAEL DOUGLAS SADLER AND PAUL ALLEN SADLER, EXECUTOR OF THE ESTATE OF MICHAEL DOUGLAS SADLER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KRISTIN LEE HUMES AND MARC DAVID HUMES, WIFE AND HUSBAND,

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 the 8th Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the center of Cub Creek Road, the common front corner of this lot and Lot No. 2 on an unrecorded survey made by S.H. Hutchinson, dated April 27, 1966, of three parcels of land on the W.V. Gross Farm; thence, along the common line between said two lots, N 47° W 373 feet to an iron stake, the rear corner of said two lots; thence N 44° 30' E 354 feet, along the common line of this lot and other lands of W.V. Gross, to a point; thence S 47° E 375 feet along the common line of this lot and lands of W.V. Gross, to a point in the center of Cub Creek Road; thence along the center of said road, S 44° 45' W 354 feet, to the point of beginning, described according to the survey referred to above, and containing 3 acres more or less.

Being the same property conveyed to Michael D. Sadler by Quitclaim Deed from H.E. Collins, Trustee, of record in Book 5366, Page 167, Register's Office for Davidson County, Tennessee. See also deed of record in Book 4950, Page 77, said Register's Office. The said Michael D. Sadler died testate on April 21, 2021, and the Will was admitted to Probate as Probate No. 21P1092 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Michael Douglas Sadler. Michael D. Sadler and Michael Douglas Sadler being one and the same person.

This conveyance is made subject to: (1) 2021 taxes, which have been prorated and assumed by the Grantees.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

The signature of Claude Randall Sadler and Shannon Renea Sadler Taylor aka Shannon Renea Taylor is signed by his/her duly appointed Attorney-in-Fact, Paul Allen Sadler, pursuant to the Powers of Attorney of record in Instrument No. 20211001-0132281 and Instrument No. 20211001-0132282, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 8324 Cub Creek Road, Nashville, TN 37209
(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.

Witness our hands this 30th day of September, 2021.

Paul Allen Sadler
Paul Allen Sadler

Claude Randall Sadler by Paul Allen Sadler, Attorney-in-Fact
Claude Randall Sadler
By: Paul Allen Sadler, as Attorney in Fact

Kenneth Bruce Sadler
Kenneth Bruce Sadler

Shannon Renea Taylor PAS by Paul Allen Sadler, Attorney-in-Fact
Shannon Renea Sadler Taylor
By: Paul Allen Sadler, as Attorney in Fact

The Estate of Michael Douglas Sadler
BY: Paul Allen Sadler, Executor
Paul Allen Sadler, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 30th day of September, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 30th day of September, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Paul Allen Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument on behalf of Claude Randall Sadler and Shannon Renea Sadler Taylor, as his/her/their Attorney-in-Fact, as the free act and deed of the within named Claude Randall Sadler and Shannon Renea Sadler Taylor.

Witness my hand and official seal this 30th day of September, 2021.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Paul Allen Sadler, Executor of the Estate of Michael Douglas Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is Executor of the Estate of Michael Douglas Sadler, and as such Executor, he is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal this 30th day of September, 2021.

My commission expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY