Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0576

Karen Johnson Davidson County
Batch# 729162 DEEDWARR
10/04/2021 09:08:55 AM 2 pgs
Fees: $13.00 Taxes: $998.63

20211004-0132786

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of September, 2021

Notary Public

Commission Expires: 11-21-22

Kayla R. Johnson
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Katie S. Hanson 307 Hadley Avenue Old Hickory, TN 37138	NEW OWNER	044-11-0-48.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Clarence Raymond Sawyer Jr. and wife, Virginia Ann Sawyer

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katie S. Hanson, unmarried

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 part of Lot No. 90, Section A, Village of Old Hickory, as shown on Plan recorded July 16, 1948, in Book 1424, Page 68, and on Plat showing revision of easements recorded October 28, 1949, in Book 1762, Page 556-558, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING with an iron pin on the northwest corner of Lot No. 90, and running thence the following courses and distance: (1) South 89° 10' East 285.0 feet to an iron pin; thence (2) South 0° 47' West 64.5 feet to an iron pin; thence (3) North 86° 23' West 286.2 feet to an iron pin; thence (4) North 1° 29' East 51.6 feet to an iron pin and the point of beginning; containing 0.38 acres, more or less.

BEING the same property conveyed to Clarence Raymond Sawyer, Jr. and wife, Virginia Ann Sawyer by Warranty Deed from Virgil Wayne Parks, Jr. and wife, Rebecca J. Parks, dated 7/8/1978 and recorded 7/20/1978 in Book 5313, Page 741, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 307 Hadley Avenue, Old Hickory, TN 37138.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of September, 2021.

Clarence Raymond Sawyer, Jr.

Virginia Ann Sawyer

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Clarence Raymond Sawyer, Jr. and Virginia Ann Sawyer** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 8-20-24

(Notary Seal)

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024