Karen Johnson Davidson County
Batch# 760290 DEEDWARR
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Fees: $28.00 Taxes: $582.75
20211124-0155792

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Williamson 2021-788 THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00. Lesley Smith (Affiant) Sworn to and subscribed before me this 15th day of November, 2021. Notary Public My commission expires: 5/2/22

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Kenneth B. Sadler and Nola Michelle Sadler (NAME)	**NEW OWNER** (NAME)	**066-00-0-099.00**
8222 River Road Pike (ADDRESS)	(ADDRESS)	
Nashville, TN 37209 (City) (State) (Zip)	(City) (State) (Zip)	

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, **Kenneth B. Sadler, Paul Allen Sadler, Claude R. Sadler, and Shannon Renea Taylor**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kenneth B. Sadler and Nola Michelle Sadler, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Tract 1:
Being Tract No. 1 of the Lela Mai Gross Subdivision, unrecorded, according to a survey of Bruce Rainey & Associates dated 05/30/90.
BEGINNING at an iron pin on the southwest corner of the intersection of River Road and Cub Creek Road, said point of beginning being the southeast corner of the herein described tract; thence with the westerly margin of Cub Creek Road S 43 deg. 22 min. 45 sec. W 348.17 feet to an iron pin; thence S 43 degrees 33 min. 02 sec. W 200.97 feet to an iron bar found said iron bar being the southeast corner of the Michael D. Sadler property of record in Deed Book 5366, Page 167, R. O. D.C. TN; thence leaving said Cub Creek Road and with Sadler's east property line N 47 deg. 35 min. 02 sec. W 353.91 feet to an iron pipe found Sadler's northeast corner; thence with Sadler's north property line S 43 deg. 53 min. 52 sec. W 353.05 feet to an iron pipe found at the end of a fence line Sadler's northwest corner, said pipe also being the northeast corner of the Tommy Barnes property of record in Deed Book 4214, Page 259, R.O.D.C. , TN; thence with Barnes north property line and a fence line S 43 deg. 50 min. 33 sec. W 354.08 feet to an iron pipe found Barnes northwest corner said pipe also being the northeast corner of the Milton McClorkan property of record in Book 6144, Page 73, R.O.D.C., TN; thence with McClorkan's north property line and fence line S 44 deg. 11 min. 09 sec. W 153.20 feet to an iron pin set in the fence line; thence leaving McClorkan's line and said fence line N 45 deg. 48 min. 51 sec. W 50.00 feet to an iron pin; thence N 44 deg. 11 min. 10 sec. E 152.90 feet-to an iron pin; thence 43 deg. 50 min. 33 sec. E 354.13 feet to an iron pin; thence N 43 deg. 54 min. 02 sec. E 351.76 feet to an iron pin; thence N 55 deg. 28 min. 34 sec. E 496.70 feet to an iron pin in the southerly margin of River Road; thence with said margin of road S 60 deg. 31 min. 47 sec. E 123.05 feet to an iron pin; thence S 66 deg. 23 min. 49 sec. E 198.27 feet to the point of beginning, containing 5.01 acres more or less.
Being all the same property conveyed to Michael D. Sadler by deed from Claude E. Sadler and wife, Melba Ann Sadler of record in Book 9648, page 198, said Register's Office. Subsequently, Michael D. Sadler, AKA Michael Douglas Sadler, having died testate and devised said property to Paul Allen Sadler, Claude Randall Sadler, Kenneth Bruce Sadler and Shannon Renea Taylor, PKA Shannon Renea Sadler, by Last Will and Testament of record in Case No. 21P-1092, Probate Clerk's Office for Davidson County, Tennessee.

Tract 2:
Property located in the 35th Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Nicholson Road, Pleasant View, TN 37146, Dated: 04-18-17, File Number 2-317, as follows:

Beginning at an existing iron rod being a common corner to Michael Sadler (Book 9648, Page 198) and Michael Sadler (Instrument Number 20130703-0068854) and being located from the common corner of Kenneth Sadler (Instrument Number 20040903-0106944) and David Munday (Book 5674, Page 949) a point in the center of Cub Creek Road; Thence along an agreed line between Sadler and Munday and passing a set iron rod on the margin of Cub Creek Road at 22.56 feet and having a Tennessee State Plane Coordinate of N:676848.68, E:1682892.04, N 63° 13' 12" W a distance of 275.96 feet to a set iron rod; Thence with said Kenneth Sadler N 40° 59' 30" E a distance of 298.76 feet to an existing iron rod and common corner to Michael Munday (Instrument Number 20131219-0128298); Thence with said Munday N 41° 02' 48" E a distance of 223.84 feet to an existing iron rod and common corner to James Keeton, Jr. (Book 8926, Page 947); N 47° 52' 21" E a distance of 200.46 feet to an existing iron rod having a Plane Coordinate of N:677491.68, E:1683157.37 and common corner to Michael Sadler (Book 9648, 198); Thence with said Sadler N 41° 57' 51" W a distance of 50.10 feet to an existing iron rod which is the Point of Beginning of this description; Thence with a new line and severing the property of Michael Sadler (Instrument 20130703-0068854) N 54° 51' 51" W a distance of 173.79 feet to a set iron rod having a Tennessee State Plane Coordinate of N:677628.95, E:1682981.76 in the south line of Kenneth Sadler (Book 8141, Page 427); Thence with said Sadler N 50° 51' 13" E a distance of 543.70 feet to an existing iron rod and the common corner of William Maguire (Instrument Number 20130716-0073525); Thence with said Maguire S 43° 07' 22" E a distance of 139.55 feet to an existing iron rod in the line of said Michael Sadler; Thence with said Sadler S 47° 34' 34" W a distance of 354.29 feet to an existing iron rod; Thence S 47° 55' 05" W a distance of 152.80 feet to an existing iron rod, which is the point of beginning, having an area of 81,016 square feet, 1.86 acres, and a portion of the property described in Instrument Number 201307030068854, Register's Office of Davidson County, TN.

Being all the same property conveyed to Michael D. Sadler by Deed from Paul A. Sadler and Kenneth B. Sadler of record in Inst. No. 20170620-0061805, said Register's Office. Subsequently, Michael D. Sadler, AKA Michael Douglas Sadler, having died testate and devised said property to Paul Allen Sadler, Claude Randall Sadler, Kenneth Bruce Sadler and Shannon Renea Taylor, PKA Shannon Renea Sadler, by Last Will and Testament of record in Case No. 21P-1092, Probate Clerk's Office for Davidson County, Tennessee.

Paul Allen Sadler, Executor of the estate of Michael D. Sadler joins in this conveyance of said property to convey any interest the estate may have in said property.

Subject property was not nor ever has been the principal place of residence for the Grantor(s) herein.

For information purposes only: This is unimproved property commonly known as River Road Pike, Nashville, TN 37209.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, and (6) Taxes for the year 2022 and subsequent years a lien, not yet due and payable.

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 12th day of November, 2021.

Kenneth B. Sadler

Claude R. Salder

Shannon Renea Taylor

202111240155792

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of November, 2021, before me personally appeared Kenneth B. Sadler, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of November, 2021.

Susan D. Evans
Notary Signature

SUSAN B. EVANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 11-6-2023

STATE OF TENNESSEE
COUNTY OF

On this 12th day of November, 2021, before me personally appeared Claude R. Salder, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of November, 2021.

Dee Ray
Notary Signature

DEE RAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 02, 2022

My commission expires: 5/2/22

STATE OF TENNESSEE
COUNTY OF

On this _____ day of November, 2021, before me personally appeared Shannon Renea Taylor, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this _____ day of November, 2021.

Lesley Smith
Notary Signature

LESLEY SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 01/26/2025

202111240155792

The Estate of Michael D. Sadler

By: Paul Allen Sadler, Executor
Paul Allen Sadler, Executor

Paul Allen Sadler
Paul Allen Sadler

STATE OF TENNESSEE
COUNTY OF

On this 12 day of November, 2021, before me personally appeared Paul Allen Sadler, individually and as Executor of the Estate of Michael D. Sadler to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12 day of November, 2021.

Teresa M. Cain
Notary Signature

My commission expires: 4-4-2022



I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law, this 15th day of November, 2021.

Quin Evans Segall

11/15/2021
DATE

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 15th day of November, 2021.

My Commission Expires: 5/2/22

Notary Public

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022