Name and Address of New Owner:
Able Builders, Inc
2501 Grover St.
Nashville, TN 37207
Send Tax Bills To:
Same

Karen Johnson Davidson County
Batch# 763691 DEEDWARR
12/01/2021 09:55:02 AM 2 pgs
Fees: $13.00 Taxes: $814.00
20211201-0158481

This Instrument Prepared By:
Limestone Title & Escrow
580 Franklin Road
Suite 203
Franklin, TN 37069

Map & Parcel No: 059-16-0-068.00 / 059-16-0-069.00

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, **Wayne E. Sadler, married**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Able Builders, Inc, a Corporation,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Parcel 1:

Land in Davidson County, Tennessee being Lot No. 72, on the plan of J.R. Haynies Cleveland Plan, of record in Plat Book 161, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Wayne E. Sadler from Pantha, Inc. (Wayne E. Sadler, Pres/Sec and sole stock owner), by Warranty Deed dated 11/30/2015 and recorded 12/01/2015 in Instrument No. 20151201-0120928, Register's Office of said County.

Parcel 2:

Land in Davidson County, Tennessee being Lot No. 71, on the plan of J.R. Haynies Cleveland Plan, of record in Plat Book 161, page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward A. Sadler from Edward A. Sadler and Annie Ruth Sadler, Trustees of the Sadler Family Revocable Living Trust, by Warranty Deed dated 01/07/2015 and recorded 01/12/2015 in Instrument No. 20150112-0003013, Register's Office of said County. The said Edward A. Sadler having since died leaving property soley vested in Wayne E. Sadler according to The Last Will and Testament of Edward A. Sadler, Sr. Said property was never the principal residence of Wayne E. Sadler or his spouse.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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.

Wayne E. Sadler (SEAL)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 12th day of November, 2021, before me personally appeared Wayne E 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.

Notary Signature
My commission expires:

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

AFFIDAVIT OF VALUE

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 $220,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 12th day of November, 2021.

Notary Signature
My commission expires: 12-22-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD