WARRANTY DEED

Karen Johnson Davidson County
Batch# 775971 DEEDWARR
12/17/2021 12:09:30 PM 4 pgs
Fees: $23.00 Taxes: $1,050.80
20211217-0167256

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$284,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF DECEMBER, 2021.

Notary Public

My comm. expires 1-6-25

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/06/2025 DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc., 301 S. Perimeter Park Dr., Suite 214, Nashville, TN 37211

File No.: 2021110305

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jasmine Greer	Jasmine Greer	
(NAME)	(NAME)	
737 Rowan Dr.	737 Rowan Dr.	059-10-0-073.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Nashville TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **TWO HUNDRED EIGHTY-FOUR THOUSAND AND NO/100 Dollars ($284,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WANDA F. BURNS, YVONNE ABERNATHY, MARILYN D. FRANKLIN, RENAY JAMES, KEITH O'DELL SAWYERS AND BYRON SAWYERS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JASMINE GREER* 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:

* unmarried

Land in Davidson County, Tennessee, being Lot(s) 295, as shown on the map entitled the Plan of Haynes Manor, Section 2, of record in Plat Book 3700, page 88, 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 D. WATKINS AND WIFE, DOROTHY WATKINS, by deed from CUMBERLAND BUILDERS, INC., of record in Book 4196, page 200, dated November 28, 1967, said Register's Office. EDWARD D. WATKINS having since died leaving DOROTHY WATKINS,as surviving tenant by the entirety.

Further being the same property conveyed to DOROTHY WATKINS SAWYERS AND HUSBAND, CLIFTON SAWYERS, JR., AS TENANTS BY THE ENTIRETIES, by quitclaim deed from Martin A. Kooperman, Trustee, of record in Book 6360, page 103, dated August 13, 1984, said Register's Office. DOROTHY WATKINS SAWYERS having since died leaving CLIFTON SAWYERS, JR. as surviving tenant by the entirety.

Further being the same property conveyed to CLIFTON SAWYERS, JR. AND WIFE, LINDA C. SAWYERS, AS TENANTS BY THE ENTIRETIES, by quitclaim deed from Martin A. Kooperman, Trustee, of record in Instrument No. 20081027-0107033 dated October 23, 2008, said Register's Office. LINDA C. SAWYERS having since died on or about August 30 2019, leaving CLIFTON SAWYERS, JR. as surviving tenant by the entirety. CLIFTON SAWYERS, JR. having since died on or about April 21, 2021. Pursuant to the Last Will and Testament of CLIFTON SAWYER, JR. in The Seventh Circuit Court for Davidson County, Tennessee Probate Division, at Nashville, Case No. 21P606, said property was devised to his children, WANDA BURNS, YVONNE ABERNATHY, MARILYN FRANKLIN, RENAY JAMES, KEITH O'DELL SAWYERS AND BYRON SAWYERS, See also quitclaim deed in Instrument No. 20211006-0134581, dated October 6, 2021.

BYRON SAWYERS AND BYRON I. SAWYERS, SR ARE ONE AND THE SAME PERSON
KEITH O'DELL SAWYERS AND KEITH ODELL SAWYERS ARE ONE AND THE SAME PERSON.

This is improved property, known as 737 Rowan Drive, Nashville, TN 37207
(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.

Executed by our hands this 10 day of December 2021.

Wanda F. Burns
Wanda F. Burns

Marilyn D. Franklin
Marilyn D. Franklin

Yvonne Abernathy, by Wanda F. Burns as Attorney in Fact by POA
Yvonne Abernathy by Wanda F. Burns as Attorney in Fact by POA

Renay James by Wanda F. Burns as Attorney in Fact by POA
Renay James by Wanda F. Burns as Attorney in Fact by POA

Keith Odell Sawyers by Wanda F. Burns as Attorney in Fact by POA
Keith Odell Sawyers by Wanda F. Burns as Attorney in Fact by POA

Bryon Sawyers by Wanda F. Burns as Attorney in Fact by POA
Bryon Sawyers by Wanda F. Burns as Attorney in Fact by POA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10 day of December 2021. before me, Maxine J. Rucker, a Notary Public for the above State and County, personally appeared **Wanda F. Burns and Marilyn D. Franklin,** to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 10 day of December 2021.

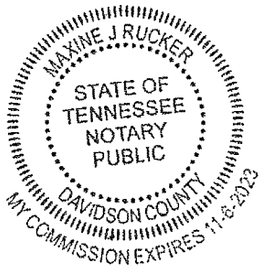
MAXINE J RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2023

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10 day of December 2021, before me, Maxine J. Rucker, a Notary Public for the above State and County, personally appeared **Wanda F. Burns as Attorney in Fact for Yvonne Abernathy** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed as said Attorney in Fact.

Witness my hand and official seal at Davidson County, Tennessee this 10 day of December 2021.

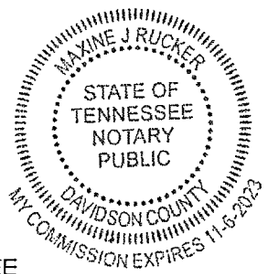


Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10 day of December 2021, before me, Maxine J. Rucker, a Notary Public for the above State and County, personally appeared **Wanda F. Burns as Attorney in Fact for Renay James**, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed as said Attorney in Fact.

Witness my hand and official seal at Davidson County, Tennessee this 10 day of December 2021.

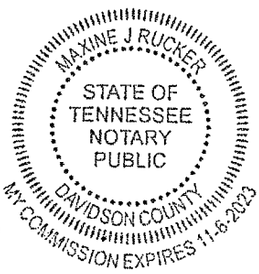


Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10 day of December 2021, before me, Maxine J. Rucker, a Notary Public for the above State and County, personally appeared **Wanda F. Burns as Attorney in Fact for Keith Odell Sawyers,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed as said Attorney in Fact.

Witness my hand and official seal at Davidson County, Tennessee this 10 day of December 2021.

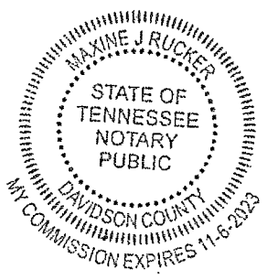


Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10 day of December 2021. before me, Maxine J. Rucker, a Notary Public for the above State and County, personally appeared **Wanda F. Burns as Attorney in Fact for Bryon Sawyers,** to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed as said Attorney in Fact.

Witness my hand and official seal at Davidson County, Tennessee this 10 day of December 2021.



Notary Public

Certificate of Authenticity

I, Sheryl Callison, 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 12-10-21.

Affiant Signature

12-10-21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 10 day of December, 2021.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

My Commission Expires: 1-6-25