Karen Johnson Davidson County
Batch# 796438 DEEDWARR
01/27/2022 03:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220127-0010139

WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

2021-11-136

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JACKIE SADLER DONNA L. SADLER	JACKIE SADLER DONNA L. SADLER	053 03 0 392.00
1604 TURNER STREET OLD HICKORY, TN 37138	1604 TURNER STREET OLD HICKORY, TN 37138	

For good consideration, I (We) **JACKIE R SADLER, ALSO KNOWN AS JACKIE SADLER AND DONNA L. SADLER, HUSBAND AND WIFE** whose mailing address is 1604 TURNER STREET, OLD HICKORY, TN 37138, hereby bargain, deed and convey to **JACKIE SADLER AND DONNA L. SADLER, HUSBAND AND WIFE** whose mailing address is 1604 TURNER STREET, OLD HICKORY, TN 37138, the following described land in DAVIDSON County, to wit:

Land in Davidson County, Tennessee, being Lot No. 5, VILLAGE OF HOLD HICKORY, SECTION E, REVISED, as shown on plat of record in Plat Book 1424, page 132, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Jackie R Sadler and Donna L Sadler, husband and wife, by deed dated 30 April 2014 from Joshua R. Goodwin and Angela D. Goodwin, husband and wife, and recorded 7 May 2014 as Instrument No. 20140507-0038746 in the Register's Office for Davidson County, Tennessee.

APN: 053 03 0 392.00

Property Address: 1604 TURNER STREET, OLD HICKORY, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 23 day of 12/2021.

Jackie R. Sadler
AKA Jackie Sadler
JACKIE R. SADLER
A/K/A JACKIE SADLER

Donna L. Sadler
DONNA L. SADLER

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 23 day of Dec 2021, before me personally appeared **JACKIE R. SADLER, A/K/A JACKIE SADLER AND DONNA L. SADLER** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1-28-2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $_____ _____, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Donna L. Sadler
Signature of Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 23 day of Dec, 20 21.

Notary Public
My Commission Expires: 1-28-2024

DERRICK M BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Name and address for person(s) responsible for taxes:
JACKIE SADLER AND DONNA L. SADLER
1604 TURNER STREET
OLD HICKORY, TN 37138

Name and Address of property owner:
JACKIE SADLER AND DONNA L. SADLER
1604 TURNER STREET
OLD HICKORY, TN 37138

Tennessee Certification of Electronic Document

I, Kristen Carlisle, 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 12/23/2021 (date of document).

Kristen Carlisle
Affiant Signature

1/19/2022
Date

State of Maryland

County of Carroll

Sworn to and subscribed before me this 19th day of January, 2022.

Amanda Marie Muller
Notary's Signature

MY COMMISSION EXPIRES: 10/07/2024

NOTARY'S SEAL

