(1)

Karen Johnson Davidson County
Batch# 826624 DEEDWARR
03/23/2022 08:53:37 AM 2 pgs
Fees: $13.00 Taxes: $1,191.40
20220323-0033097

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Claire Bardsley Sager 1021 Ashmore Drive Nashville, TN 37211	Truist Bank 901 Semmes Ave. Richmond, VA 23224	161-06-0A-058.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Andrew Sager and wife, Kristen Sager**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Claire Bardsley Sager, unmarried**, hereinafter called Grantee(s), her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 58 on the plan of Oakhill Townhomes Phase 2, Lot 2, as shown on Exhibit "A-1" to the Supplemental Declaration of Covenants, Conditions and Restrictions of Oakhill Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20070614-0071397 and First Supplemental Declaration of record in Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to Andrew Sager and wife, Kristen Sager by Warranty Deed from Laura Ann Williams, an unmarried woman, dated 08/11/2021 and recorded 08/18/2021, of record in Instrument 202108180111699, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 1021 Ashmore Drive, Nashville, TN 37211

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.

Witness my/our hand(s) this the 21st day of March, 2022.

Andrew Sager

Kristen Sager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Andrew Sager and Kristen Sager with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 21st of March, 2022.

Notary Public

My Commission Expires: 10/11/2025

(SEAL)

ALEXIS M. CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON