Karen Johnson Davidson County
Batch# 879278 DEEDWARR
06/28/2022 09:42:30 AM 3 pgs
Fees: $18.00 Taxes: $821.40
20220628-0074048

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $222,000.00

Affiant

Subscribed and sworn to before me, this 24th day of June, 2022.

Notary Public

My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rose Allison	**New Owner**	**133140A01800CO**
735 NE 29th Ave	735 NE 29th Ave	
Portland OR 97232	Portland, OR 97232	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

James W. Sawyer, Jr., a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rose Allison

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:

Land in Davidson County, Tennessee, being Unit No. A-18, The Village of Grassmere, formerly Oakcrest Condominiums, created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960, and as amended and restated in Book 9559, Page 939, Instrument No. 1999123-09959939, Instrument No. 20041102-0131823, Instrument No. 20060630-00786787, and as further amended in Instrument No. 20070301-0025595, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to James W Sawyer, Jr, a single man, by Warranty Deed from Cankles, LLC, a Tennessee limited liability company, dated August 27, 2019, of record in Instrument No. 20190904-0088914, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 420 Elysian Fields Rd. Apt. A18, 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 in 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.

James W. Sawyer, Jr. Date: 6/21/22

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, James W. Sawyer, Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of June 2022.

NOTARY PUBLIC

My Commission Expires: 7/4/25

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Certificate of Authenticity

I, Mark B. Leedom, 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 6/21/22.

6/21/22
Date

Affiant Signature

6/21/22
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 23 day of June, 2022.

Notary's Signature
My Commission Expires:

Notary's Seal (if on paper)

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023