Karen Johnson Davidson County
Batch# 913903 DEEDWARR
09/08/2022 09:52:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20220908-0100622

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 350,000.00.

Affiant

Subscribed and Sworn before me this 6th day of September , 2022.

Notary Public
My commission expires: 11.22.25

JOANNA W FOWLER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jami Averwater 4516 Pretoria Run, Murfreesboro, TN 37128	New Owner	105-14-01-033.00-CO

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, **Beth Anne Sawyer and Arnold Cletus Sawyer, husband and wife,** 'the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jami Averwater,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 33, Studio 1 Lofts Condominium, as established under Declaration of record in Instrument No. 20140715-0062248, in the Registers Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Layla Scott, married, by Warranty Deed from Studio I, GP, dated December 8, 2017 and recorded December 13, 2017 of record in Instrument No. 20171213-0127231, Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Beth Anne Gentry, an unmarried woman and Arnold Cletus Sawyer, an unmarried man, by Warranty Deed from Layla Scott, married, dated August 31, 2021 and recorded September 17, 2021 of record in Instrument No. 20210917-0124931, Register's Office for Davidson County, Tennessee.

Arnold Cletus Sawyer and Beth Anne Gentry now married; Beth Anne Gentry is now known as Beth Anne Sawyer.

This conveyance is made subject to the following:

Notes, easements, building setback lines and all matters including applicable conditions, restrictions, reservations, easements, etc., as shown on the recorded plat; all other easements and restrictions of record and easements that would be made visible by an inspection of the premises; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the index book of the said register's office; and any other matters which an accurate survey of the property might disclose.

This is [✓] improved [ ] unimproved property known as 803 Hillview Heights, Unit 105, Nashville, TN 37204 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

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 effective as of the 6th day of September , 2022.

Beth Anne Sawyer

Beth Anne Sawyer

Arnold Cletus Sawyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6 day of September, 2022, before me personally appeared Beth Anne Sawyer and Arnold Cletus Sawyer, 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 6 day of September, 2022.

Courtney Blalock

Notary Signature COURTNEY BLALOCK
My commission expires:
11/16/2023

COURTNEY BLALOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Merissa L Leaver, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 9/6/2022 (date of document).

Merissa L Leaver
Signature

9/8/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 8th day of September, 2022

JL Fowler
Notary Public
My Commission Expires: 11.22.25
Seal

JOANNA W FOWLER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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