WARRANTY DEED

KIM GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 20, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 8-20-24
(AFFIX SEAL)

W-TAR-22-208

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Patricia Saxman and Lee Saxman	United Wholesale Mortgage, LLC	
(NAME)	(NAME)	**053-16-0-004.00**
208 Pitts Ave	P.O. Box 202028	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Florence, SC 29502-2028	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **AYERLY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AS SUCCESSOR IN INTEREST TO AYERLY DEVELOPMENT, INC.,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PATRICIA SAXMAN AND LEE SAXMAN, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

The following described land located at 208 Pitts Avenue, Old Hickory, Tennessee, 37138-2608 described more particularly as follows:

Being on the Westerly margin of Hadley Bend Road at the Common corner of Lots Nos. 3 and 4, said beginning point being 1214.6 feet South of the South line of the T.C.R.R. company right-of-way; thence with the line between Lots Nos 3 and 4, Westwardly 350 feet to the Northwest corner of the Lot No. 4; thence with the West line of said Lot, Southwardly 60 feet to the corner of Lots Nos. 4 and 5; thence with the line between said Lots, Eastwardly 350 feet to the Westerly margin of Hadley Bend Road; thence with the Westerly margin of said road, Northwardly 60 feet to the beginning.

Being the same property conveyed to Ayerly Development, Inc. by Warranty Deed from Louis A. McRedmond, sole heir under the will of Julie McRedmond of record in Instrument No. 20220419-0045184 Register's Office for Davidson County, Tennessee, dated April 12, 2022 and recorded on April 19, 2022.

Ayerly Development, Inc. having since been converted to Ayerly, LLC, by filing of the Articles of Conversion with the Tennessee secretary of state, effective May 31, 2022.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **208 Pitts Ave, Old Hickory, Tennessee 37138**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 934095 **DEEDWARR**
10/27/2022 10:37:09 AM 2 pgs
Fees: $13.00 Taxes: $1,350.50

20221027-0116333

Witness my/our hand(s) this the 25th DAY OF OCTOBER, 2022.

Ayerly, LLC

BY: _____
Tony A. Gainous, Jr.
Member

BY: _____
Whitney C. Gainous
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TONY A. GAINOUS, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of AYERLY, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of October, 2022.

Notary Public
My Commission Expires:
(SEAL)

Brian C. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WHITNEY C. GAINOUS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of AYERLY, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th of October, 2022.

Notary Public
My Commission Expires:
(SEAL)

Brian C. Bell
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/11/2023
CHEATHAM COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212