Send Tax Bills To:
Anthony Sawyer
2817 Branwood Drive
Nashville, TN 37214

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Anthony Sawyer
2817 Branwood Drive
Nashville, TN 37214

Map & Parcel No: 096-14-0-019.00

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 957319 DEEDWARR
01/04/2023 10:36:45 AM 2 pgs
Fees: $13.00 Taxes: $747.40

20230104-0000553

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED TWO THOUSAND AND 00/100 ($202,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Serena B. Wilkinson** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Anthony Sawyer and Rebecca Sawyer, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No 158 of Twin Lawn Subdivision, as shown by Plan of record in Book 2331, page 9, Register's office for said County, more particularly described as follows:

Lot No. 158 lies at the northwestly intersection of Twin Lawn Drive and Branwood Drive, and is more particularly described as follows:

Beginning at a point in the northerly margin of Twin Lawn Drive, said point being the common corners of Lots 157 and 158; thence in a northerly direction along the line dividing said lots 96 feet to a point; thence in an easterly direction along the lines dividing lots 158 and 159 a distance of 132.7 feet to a point in the westerly margin of Branwood Drive; thence in a southerly direction along the westerly margin of Bronwood Drive a distance of 120 feet to a point at the beginning of a curve; thence in a southwesterly direction around said curve with a radius of 25 feet a distance of 39.3 feet to a point in the northerly margin of Twin Lawn Drive; thence in a westerly direction along the northerly margin of Twin Lawn Drive, a distance of 112 feet to the point of beginning.

Being the same property conveyed to Robert S. Wilkinson, Jr. and wife, Serena B. Wilkinson by Warranty deed from Marvin A. Thompson and wife, Joyce P. Thompson of record in Book 2491, page 525, Register's Office for Davidson County, Tennessee, dated February 07, 1956 and recorded on February 09, 1956. Robert S. Wilkinson, Jr passed away on October 8, 2008, and had remained married to Serena B. Wilkinson, without intervening legal separation or divorce, from the time of acquisition of this property until his passing, thereby vesting title in Serena B. Wilkinson as surviving tenant by the entirety.

This is IMPROVED property also known as 2817 Branwood Dr, Nashville, TN 37214.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

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 on the 30th day of December, 2022 .

Serena B. Wilkinson

STATE OF TENNESSEE
COUNTY OF

On this 30th day of December, 2022, before me personally appeared Serena B. Wilkinson, 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 30th day of December, 2022.

Notary Signature
My commission expires:

BRAIDEN M. O'GUIN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/2025
COUNTY OF WILSON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 202,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF

Sworn to and subscribed before me this 30th day of December, 2022.

Notary Signature
My commission expires:

BRAIDEN M. O'GUIN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/2025
COUNTY OF WILSON