Karen Johnson Davidson County
Batch# 961170 DEEDWARR
01/13/2023 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,775.63
20230113-0003110

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $479,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9th day of January, 2023.

NOTARY PUBLIC

My commission expires: 05-09-2026

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Taryn Amber Wilkinson	New owner c/o Celebrity Home Loans	053-03-0-350.00
(NAME)	(NAME)	
1408 Cleves Street	One Mid America Plaza Suite 800	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Oakbrook Terrace, IL 60181	

Warranty Deed

For and in Consideration of the sum of $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 **Beth A. Gentry Sawyer and husband, Arnold Cletus Sawyer,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Taryn Amber Wilkinson and husband, Uri Kabiri**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot 231, as shown on the map entitled Plan of Section "B", Village of Old Hickory, of record in Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

INCLUDED IN THE ABOVE PROPERTY DESCRIPTION, BUT SPECIFICALLY EXCLUDED THEREFROM, is that portion thereof contained in the Right-of-Way for Lawrence Street.

Being part of the same property conveyed to BETH A. GENTRY, UNMARRIED WOMAN, by deed from DANA PATRICK MCMURTY, PERSONAL REPRESENTATIVE OF THE ESTATE OF NORMA DEAN MCMURTRY ON BEHALF OF THE DEVISEES, WHICH ARE KRISTA K. CLARK, DANA P. MCMURTRY, AERYNE MCMURTRY, CORDELIA MCMURTRY, AND SARANNAH MCMURTRY, MOTHER, NATURAL GUARDIAN AND NEXT OF FRIEND OF ASA MCMURTRY, MINOR, PURSUANT TO THE AGREEMENT OF RECORD IN INSTRUMENT NO. 20210204-0016442, of record as Instrument No. 20210204-0016445, dated December 17, 2020, and corrected as Instrument No. 20210604-0075407, said Register's Office.

The said Bath A. Gentry having since married Arnold Cletus Sawyer and is now known as Beth A. Gentry Sawyer.

This property is __unimproved _X_improved property known as: 1408 Cleves Street, Old Hickory, TN 37138.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 9th day of January, 2023.

Beth A. Gentry Sawyer

Beth A. Gentry Sawyer

Arnold Cletus Sawyer

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beth A. Gentry Sawyer and Arnold Cletus Sawyer, the herein bargainor, 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 and official seal, this the 9th day of January, 2023.

Taylor Johnson

Notary Public
My Commission Expires: 3/19/2025

TAYLOR JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **Jennifer Chandler-Cole** , do hereby make an 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 1-9-2023.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 01/10/2023

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 01/10/2023.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026