WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson DH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 05/23/2023

(AFFIX SEAL)

D. Hardwick
STATE OF TENNESSEE NOTARY PUBLIC
County of Sumner

Karen Johnson Davidson County
Batch# 974744 DEEDWARR
02/27/2023 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20230227-0013782

THIS INSTRUMENT WAS PREPARED BY

Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Megan E. Daley	Same as	085-11-0-074
(NAME)	(NAME)	
216 Eldon Court	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, **I Sarah Harris Sauls, A married woman and Husband, William Daniel Sauls** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Megan E. Daley, an unmarried woman and Dylan M. Jones, an unmarried man, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 41 on the Plan of Section One, Stanford Country Club Estates of record in Plat Book 2900, Page 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah Reed Harris, a single person by Warranty Deed from Steven Dalley and wife, Sanja Dailey, dated 07/26/2019, of record in Instrument 20190730-0074982, Register's Office for Davidson County, Tennessee.

The said Sarah Reed Harris having since married to William Daniel Sauls is now known as Sarah Harris Sauls. Sarah Reed Harris and Sarah Harris Sauls are one in the same person.

The said William Daniel Sauls joins in this conveyance to waive any and all rights he has is said property.

All matters shown on the plat of record in Plat Book 2900, Page 50, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions recorded in Book 2993, Page 109, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 216 Eldon Court, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 27th day of February, 2023.

Sarah Harris Sauls

William Daniel Sauls

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sarah Harris Sauls and William Daniel Sauls, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of February, 2023.

Notary Public:
My Commission Expires: 3.8.2025

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202302270013782

Certificate of Authenticity

I, Dawnielle Hardwick, 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 **February 27, 2023**.

Date

D Hardwick

Affiant Signature

February 27, 2023

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **27th** day of **February**, 20**23**.

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026