Karen Johnson Davidson County
Batch# 977132 DEEDWARR
03/06/2023 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,383.80
20230306-0015726

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **374,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **03/02/2023** Notary Public MY COMMISSION EXPIRES: 3/6/24 (AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2500 North Mount Juliet Road, Mt. Juliet, TN 37122
File #23-4614

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wesley Meyer and Karalynn Meyer	Mutual of Omaha Mortgage, Inc.	**07605012600**
(NAME) **4836 Leesa Ann Lane**	(NAME) 1 Corporate Dr. Suite 360	
(ADDRESS) **Hermitage, TN, 37076**	(ADDRESS) Lake Zurich, IL 60047	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Karli Morgan Qualls, Devisee under the Will of Lindsey Martin Sawyer,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Wesley Meyer and Karalynn Meyer, husband and wife,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 132 on the Plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Leesa Ann Lane at the corner of Lots Nos. 132 and 133, thence with the line between said two lots northerly 141.73 feet; thence with the line between Lots 131 and 133 northeasterly 93.58 feet to the westerly margin of Hidden Hill Drive; thence with the same southeasterly 125 feet to the beginning of a curve; thence around said curve southwesterly 39.27 feet to the northerly margin of Leesa Ann Lane; thence with the same southwesterly 103.27 feet to the beginning.

Being the same property conveyed to Lindsey M. Sawyer and wife Donna R. Sawyer* by Deed dated April 30, 1979, from Larry Jones d/b/a Regency Builders and wife, Gloria A. Jones, recorded May 19, 1979, in Book 5428, Page 616, in the Register's Office of Davidson County, Tennessee.
*The said Donna R Sawyer died 9/3/2019 and title vested in Lindsey M Sawyer, as surviving tenant by the entirety. The said Lindsey Martin Sawyer died testate on 8/16/2022 and the Will was admitted to Probate as Probate No. 22P1986 of record in Probate Court of Davidson County, Tennessee. The Grantor herein executes this instrument as Devisee Under the Will of Lindsey Martin Sawyer.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 4836 Leesa Ann Lane, ~~Nashville~~ Hermitage, TN 37076
(House Number) (Street) (City, State) (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 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **2nd** day of **March, 2023.**

The Estate of Lindsey Martin Sawyer

Karli Morgan Qualls, Executrix
Karli Morgan Qualls, Executrix

Karli Morgan Qualls, as devisee under the Will of Lindsey Martin Sawyer
Karli Morgan Qualls, as devisee under the Will of Lindsey Martin Sawyer

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Karli Morgan Qualls, whom I am personally acquainted and who upon her oath acknowledged herself to be the Executrix and she being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of the Estate of Lindsey Martin Sawyer.

Witness my hand and official seal on this the **2nd** day of **March, 2023.**

NOTARY

MY COMMISSION EXPIRES: 1/28/26

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF ~~**DAVIDSON**~~ WILSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Karli Morgan Qualls**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **2nd** day of **March, 2023.**

NOTARY PUBLIC

My Commission Expires: 1/28/26

KIRK HUNNICUTT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Certification of Recorded Documents

I, Karen Suggs, 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 March 3, 2023.

(AFFIANT) – Karen Suggs

03/03/2023
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 3rd day of March, 2023.

My commission expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY