NEW OWNER:
SARAH HARRIS SAULS
214 MONTCHANIN DRIVE
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
ALLY BANK
440 SOUTH CHURCH STREET
CHARLOTTE, NC 28202

Map & Parcel
064020036.00

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087

FILE NO: 23-0083

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 978670 DEEDWARR
03/09/2023 09:21:30 AM 5 pgs
Fees: $28.00 Taxes: $1,998.00
20230309-0016951

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Forty Thousand and 00/100 Dollars ($540,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ERIC LEE OLIVER and KRIS LAWSON OLIVER, CO-EXECUTORS OF THE ESTATE OF SARAH LAWSON OLIVER, and ERIC LEE OLIVER and KRIS LAWSON OLIVER** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SARAH HARRIS SAULS and WILLIAM DANIEL SAULS, a married couple,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 192, Plan of Brandywine Farms, Section X, as shown on plat of the same of record in Plat Book 4300, Page 177, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Said Lot No. 192 fronts 135.0 feet on the Southerly side of Montchanin Drive and runs back 335.36 feet on the Westerly line and 335.36 feet on the Easterly line to a rear line which measures 135.00 feet.

Being the same property conveyed to WILLIAM J. OLIVER and wife, SARAH L. OLIVER, by Deed from J. R. Coarsey, Trustee, dated August 31, 1972, and of record in Book 4635, Page 728, Register's Office for DAVIDSON County, Tennessee. William J. Oliver and Sarah L. Oliver remained married without intervening divorce or legal separation from the time of acquisition of the property herein until the death of William J. Oliver; therefore, Sarah L. Oliver is the surviving tenant by the entirety to the property herein. Sarah L. Oliver a/k/a Sarah Lawson Oliver is now deceased, having died a widow and testate on November 9, 2022 in Davidson County, Tennessee. For further reference to title, see the Estate of Sarah Lawson

Oliver, of record in Case No. 22P2231, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, whereby pursuant to her Last Will and Testament, the property owned by her at the time of her death was devised to her sons: Eric Lee Oliver and Kris Lawson Oliver.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY more commonly known as 214 **MONTCHANIN DRIVE, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4300, Page 177, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

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

WITNESS OUR SIGNATURE hereto this 28th day of February, 2023.

ESTATE OF SARAH LAWSON OLIVER

X _____
BY: ERIC LEE OLIVER, CO-EXECUTOR

X _____
ERIC LEE OLIVER

STATE OF Texas

COUNTY OF Taylor

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ERIC LEE OLIVER, CO-EXECUTOR OF THE ESTATE OF SARAH LAWSON OLIVER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of February, 2023.

Melinda K Wilson
NOTARY PUBLIC

My commission expires: 1-26-24

MELINDA K. WILSON
Notary Public, State of Texas
NOTARY ID # 763108-4
My Commission Exp 01-26-24

STATE OF Texas

COUNTY OF Taylor

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **ERIC LEE OLIVER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of February, 2023.

Melinda K Wilson
NOTARY PUBLIC

My commission expires: 1-26-24

MELINDA K. WILSON
Notary Public, State of Texas
NOTARY ID # 763108-4
My Commission Exp 01-26-24

ESTATE OF SARAH LAWSON OLIVER

X _____

BY: KRIS LAWSON OLIVER, CO-EXECUTOR

X _____

KRIS LAWSON OLIVER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KRIS LAWSON OLIVER, CO-EXECUTOR OF THE ESTATE OF SARAH LAWSON OLIVER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2023.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **KRIS LAWSON OLIVER**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2023.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMMISSION EXPIRES MARCH 07, 2026

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The actual consideration or value, whichever is greater, for this transfer is **$540,000.00.**

Liz Davis
AFFIANT

Sworn to and subscribed to before me this 28th day of February, 2023.

Lissa Groom
NOTARY PUBLIC

My commission expires: 7-16-2024

LISSA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

~~$3.00~~ E-RECORDING PAGE FEE

$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 28 2023

Tracey Trumphour
Affiant
Date: 2/28/23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 28th day of February, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY