Prepared By & Return To: City Title, LLC 301 Plus Park Boulevard Ste. 502 Nashville, TN 37217 CT-23-1102	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of April, 2023 Notary Public Commission Expires: 3-8-25

Karen Johnson Davidson County
Batch# 990929 DEEDWARR
04/12/2023 01:02:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230412-0026883

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mitchel Andrew Hazelwood and Nicole Marie Hazelwood 411 Scott Avenue Nashville, TN 37206	Plains Commerce Bank 3905 W 49th Street Sioux Falls, SD 57106	083-02-0-257.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Jonathan Austin Sawyer, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mitchel Andrew Hazelwood and Nicole Marie Hazelwood, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 part of Lots Nos. 1 and 2 on the unrecorded plan of Resubdivision of Lots Nos. 16 and 17 on the Original Plan of Brownsville, of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lots Nos. 1 and 2 on the unrecorded plan of a Resubdivision of Lots Nos. 16 and 17 on the original plan of Brownsville, front 50 feet on the Westerly margin of Scott and extends back 155 feet to a dead line which measures 50 feet.

Being the same property conveyed to Jonathan Austin Sawyer, unmarried by Warranty

deed from Nathan Steele of record in Instrument No. 20160608-0057567 Register's Office for Davidson County, Tennessee, dated June 03, 2016 and recorded on June 08, 2016.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 411 Scott Avenue, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 4th day of April, 2023.

Jonathan Austin Sawyer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of April, 2023, before me personally appeared Jonathan Austin Sawyer, 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 4th day of April, 2023.

Notary Signature
My commission expires: 2-22-2026

MARY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02-22-2026
WILLIAMSON COUNTY

WARRANTY DEED

~~$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 4-4-23.

Tracey Trumphour
Affiant
Date: 4-4 23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 4 day of April, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY