This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

This space intentionally left blank for recording purposes.

Karen Johnson Davidson County
Batch# 1084573 DEEDWARR
12/21/2023 09:36:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20231221-0098407

New Owner:	**Send Tax Bill:**	**Map/Parcel**
TERRY D. SAWYER, Trustee CARY H. SAWYER, Trustee SAWYER REVOCABLE LIVING TRUST dated August 24, 2023 4535 Shy's Hill Road Nashville, TN 37215	SAME	131-11-0-011.00 16DA-29326

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. 67-4-409[a][3][F]).

AFFIANT

KRISTEN S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026

Sworn to and subscribed before me this December 6, 2023.

Notary Public

My Commission Expires: 10/14/26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, we, TERRY D. SAWYER and wife, CARY H. SAWYER, do hereby transfer and convey any and all interest owned by us in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, to TERRY D. SAWYER and CARY H. SAWYER, Trustees of the SAWYER REVOCABLE LIVING TRUST, dated August 24, 2023, as tenants by the entireties.

This instrument of conveyance is governed by Section 35-15-510, Tennessee Code Annotated, which is intended to preserve the immunity from the claims of the separate creditors of one of us for property held by us as tenants by the entireties, despite its conveyance to our revocable trust.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors, heirs and assigns forever, we covenant we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it and that the same is unencumbered.

We further covenant and bind ourselves, our heirs, and representatives to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS this December 6, 2023.

By: Terry D. Sawyer
TERRY D. SAWYER

Cary H. Sawyer
CARY H. SAWYER

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TERRY D. SAWYER and CARY H. SAWYER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this December 6, 2023.

Kristen N. Smith
NOTARY PUBLIC

My Commission Expires: 10/14/2026

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026

Exhibit A

Property Description

Said property is described to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the plan of Section I Seven Hills, of record in Plat Book 2133, page 82, Register's Office for said County.

Said Lot No. 58 fronts 135.0 feet on the northeasterly margin of Shy's Hill Road and extends back 500.00 feet on the northwesterly line and 398.0 feet on the southeasterly line to a broken line in the rear, measuring 376.7 feet thereon.

Being the same property conveyed to TERRY D. SAWYER, and wife, CARY H. SAWYER, by Warranty Deed of record from RICHARD JOSEPH CALL and wife, THERESA FREY CALL, in Deed Book 6345, Page 29, Instrument No. 00006345-0000029, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 4534 Shy's Hill Road, Nashville, Tennessee 37215.

Tennessee Certification of Electronic Document

I, JAMES M. ADCOX III, 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 December 6, 2023 (date of document).

Signature

December 6, 2023

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 6th day of December, 2023.

Notary Public
My Commission expires: 10/14/2026

KRISTEN N. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 10/14/2026