THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240347264**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me, this 19th day of April, 2024. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 1124986 DEEDWARR
04/19/2024 02:25:30 PM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20240419-0028285

JENNIFER L. RENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Dylan Sawler and Anna Maggie Sawler 5172 Ashley Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 161 10 0 016.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristin McLaughlin and Garrett McLaughlin, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Dylan Sawler and Anna Maggie Sawler, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of SECTION ONE, HUNTINGTON PARK of record in Plat Book 4175, Page 10, 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 Garrett McLaughlin and Kristin McLaughlin, husband and wife, by Warranty Deed from Rene A. Thayer, unmarried, of record in Instrument No. 20220519-0057960, in the Register's Office of Davidson County, Tennessee, dated May 17, 2022, and recorded on May 19, 2022.

Being the same property conveyed to Rene A. Thayer, unmarried, by Warranty Deed from Andrew J. Flanigan and Katherine A. Flanigan, husband and wife, of record in Instrument No. 20170703-0066701, in the Register's Office of Davidson County, Tennessee, dated June 30, 2017, and recorded on July 03, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as 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 appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, HUNTINGTON PARK, as recorded in Plat Book 4175, Page(s) 10.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4225, Page 778.

This is improved property located at 5172 Ashley Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of April, 2024.

Kristin McLaughlin

Garrett McLaughlin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristin McLaughlin and Garrett McLaughlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2024.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 April 19, 24 (date of document).

Jennifer L. Pennell

April 19, 24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 19 day of April, 2024.

Notary's Signature

My Commission Expires: _____

Notary's Seal

