WARRANTY DEED

Karen Johnson Davidson County
Batch# 1149937 DEEDWARR
06/25/2024 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20240625-0047050

W-KW-24-5237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JUNE, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jennifer Sawyer and Angus Sawyer	**First-Citizens Bank & Trust Company**	
(NAME)	(NAME)	**155-16-0A-062.00-CO**
1418 Walthour Road	**P.O. Box 26592**	
(ADDRESS)	(ADDRESS)	
Savannah, GA 31410	**Raleigh, NC 27611**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM ALEXANDER MAZZONI AND AMANDA LEIGH WINSLOW, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JENNIFER SAWYER AND ANGUS SAWYER, A MARRIED COUPLE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Traceside, Section Two of record in Plat Book 7900, Page 705 and Book 7900, Page(s) 980 and 981 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 William Alexander Mazzoni and Amanda Leigh Winslow, husband and wife by Warranty Deed from Loretta Gibbens, married of record in Instrument No. 20160630-0067150 Register's Office for Davidson County, Tennessee, dated June 28, 2016 and recorded on June 30, 2016.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record in Plat Book 7900, Page (s) 980 and 981 and Plat Book 421, page 135, Register's Office for Davidson County, Tennessee.
- PUD Boundary of record in Book 7900, Page 705, in the Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 9236, Page 504, as Amended and Restated in Book 9435, Page 493, Book 9677, Page 675 and Instrument No. 20001114-0112667, Instrument No. 20020111-0004996 and Instrument No. 200201160006610, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 9668, Page 899, in the Register's Office for Davidson County, Tennessee.
- Charter of Traceside Homeowner's Association, Inc. of record in Book 9668, Page 894, in the Register's Office for Davidson County, Tennessee.
- Common Area Conveyance to Home Owners' Association of record in Instrument Number 20000329-0031454 and Instrument No. 200003290031450, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District of record in Book 9306, Page 279, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sewer Line of record in Book 11564, Page 887, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5237 Timber Gap Drive, Nashville, Tennessee 37221**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 18th DAY OF JUNE, 2024.

William Alexander Mazzoni by Adam Jefferson Attorney in fact

William Alexander Mazzoni by Adam Jefferson
Attorney in Fact

Amanda Leigh Winslow by Adam Jefferson Attorney in fact

Amanda Leigh Winslow by Adam Jefferson
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM JEFFERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of WILLIAM ALEXANDER MAZZONI AND AMANDA LEIGH WINSLOW, and who acknowledged he/she/they executed the same as the free act and deed of the said WILLIAM ALEXANDER MAZZONI AND AMANDA LEIGH WINSLOW.

Witness my hand and official seal, this the 18th of June, 2024.

S. Chapel Drummond

Notary Public
My Commission Expires: 11-3-25
(SEAL)

S. CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tammy Carney,** 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 this the 18 day of June, 2024.

Tammy Carney
Affiant Signature
Date 6/18/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of June, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027