Return To:
LIONSGATE TITLE & ESCROW, LLC
2721 Fairview Blvd, Ste 102
Fairview, TN 37062

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23371-AP

Karen Johnson Davidson County
Batch# 1195834 DEEDWARR
10/21/2024 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20241021-0081326

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant

Subscribed and sworn to before me, this the 18th day of October, 2024.

Notary Public
My Commission Expires: 3.24.2027

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/24/2027
WILLIAMSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Zachary Sasser Treva Sasser 1016 Carriage Way Court Hermitage, TN 37076	New owners	086-07-0-003

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Austen Hammock Smith, F/K/A Austen Hammock, and Jacob Smith, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Zachary Sasser and Treva Sasser, 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 all of Lot No. 5, Phase I, Section Two, Jackson's Retreat, according to survey and plat of same appearing of record in Plat Book 5200, pages 334-335; as amended in Book 5972, page 96, Register's Office for Davidson County, Tennessee, to which plat and amendment references are hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Austen Hammock, an unmarried woman and Jacob Smith, an unmarried man, as joint tenants with right of survivorship by Warranty Deed from Roger Wood Marks and Toi Garza, husband and wife, dated November 30, 2020 and recorded December 10, 2020 as Instrument No. 20201210-0144346, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1016 Carriage Way Court, Hermitage, TN 37076**.

This conveyance is made subject to 1) Property taxes for the year 2025 a lien not yet due and payable. Taxes for 2024 have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of October, 2024.

GRANTOR:

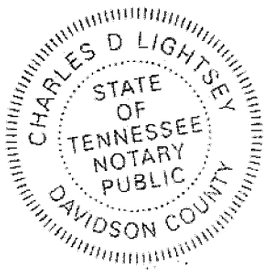
Austen Hammock Smith

Jacob Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Austen Hammock Smith and Jacob Smith, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of October, 2024.



Notary Public
My Commission expires: March 3, 2026

CERTIFICATION

I, EMILY H Probst (owner/preparer of document), do hereby make oath that 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 10-18-2024.

Affiant Signature

10-18-2024

Date

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 18 day of October 2024.

Notary Signature

My Commission Expires: 7-30-2025

GAYLA H. GLASS
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY