WARRANTY DEED

Karen Johnson Davidson County
Batch# 1228754 DEEDWARR
01/22/2025 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250122-0004792

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: MARCH 2, 2025
(AFFIX SEAL)

JENNIFER JONES Notary Public At Large WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Legends Title Services, LLC
105 Industrial Drive, Suite 7
Mt. Juliet, TN 37122

File No.: 240504

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
J. Turner McKinnie and Peggy McKinnie	J. Turner McKinnie and Peggy McKinnie	086-14-0-011.00
(NAME)	(NAME)	
2501 Leeville Road	2501 Leeville Road	
(ADDRESS)	(ADDRESS)	
Mt. Juliet TN 37122	Mt. Juliet TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED FIFTY THOUSAND AND NO/100 Dollars ($650,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KEITH SAWYER AND WIFE, KATHY SAWYER, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. TURNER MCKINNIE AND PEGGY MCKINNIE, 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 Lot Nos. 7 and 8 on the plan of Park Manor Subdivision, as shown on the plat of same of record in Plat Book 6200, Page 209, , amended in Plat Book 6900, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Keith Sawyer and wife Kathy Sawyer by Warranty Deed from Jane H. Gardner, Trustee, and her successors in trust of the Jane H. Gardner Revocable Living Trust of record in Instrument No. 20100511-0036162 Register's Office for Davidson County, Tennessee, dated May 06, 2010 and recorded on May 11, 2010.

Being the same property conveyed to Keith Sawyer and wife, Kathy Sawyer by Quitclaim Deed from Keith Sawyer and wife, Kathy Sawyer of record in Instrument No. 20100819-0065549 Register's Office for Davidson County, Tennessee, dated August 18, 2010 and recorded on August 19, 2010.

unimproved ☐
This is improved ☐ property, known as 404 Wisteria Lane, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands this 17th day of January, 2025.

Keith Sawyer

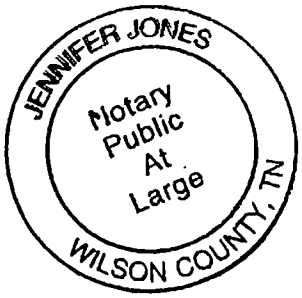
Kathy Sawyer

STATE OF TENNESSEE
COUNTY OF WILSON

Signed and sworn to before me the 17th of January, 2025, by Keith Sawyer and wife, Kathy 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 (or person's) free act and deed.

Notary Public

Affix stamp/seal:



CERTIFICATE OF AUTHENTICITY

I, Jennifer Jones, do hereby make oath that I am the custodian of the original version of the electronic 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

January 17, 2025

Affiant Signature

Date: 1-22-25

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 22 day of January 2025

Notary Signature

My Commission Expires

TAMMY SEXTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
04/22/2028
WILSON COUNTY