Karen Johnson Davidson County
Batch# 1236578 DEEDWARR
02/12/2025 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250212-0010702

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me, this 11th day of February, 2025.

Notary Public
My commission expires: 01/30/29

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cory Sawyer **Molly Sawyer**	New Owner	**02900030700**
5933 Eatons Creek Rd		
Joelton, TN 37080		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Dias, Trustee of the 5933 Eatons Creek Road Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cory Sawyer and Molly Sawyer, 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 more particularly described, as follows:

BEGINNING at a concrete monument in the northerly margin of a private road, said point being the westerly margin of Lot No. 4 on the plan of the subdivision of the lands of the heirs of Charles P. Zimmerle, deceased, as of record in Plan Book 3, page 28, Chancery Court, Davidson County, Tennessee; Thence, along the original western line of said property North 3 deg. 43 min. 57 sec. East 257.99 feet to a fence post; thence South 87 deg. 21 min. 51 sec. East 172.10 feet to an iron pin, said point being the westerly margin of the property conveyed to Bessie Moore by public auction, entered on Page 242 of Minute Book No. 147, Davidson County, Tennessee; thence with Moore's boundary, South 3 deg. 57 min. 27 sec. West 257.58 feet to a concrete monument in the northerly margin of said private road; thence with the northerly margin of said private road North 87 deg. 30 min. 48 sec. West 171.00 feet to the point of beginning.

Being the same property conveyed to Erin Dias, Trustee of The 5933 Eatons Creek Road Trust, by Warranty Deed from Heather Mitchell, unmarried, and Nicholas Orion Mitchell, unmarried, dated September 12, 2024, of record in Instrument No. 20240917-0071931, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Michael M Mitchell, by Warranty Deed from Franklin Mitchell and Tamara D Mitchell, husband and wife, dated January 19, 2018, of record in Instrument No. 20180130-0009483, in the Register's Office for Davidson County, Tennessee. Michael M Mitchell died intestate February 17, 2024, leaving Heather Mitchell and Nickolas Orion Mitchell as his sole heirs at law.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (X) unimproved (____) property known as: 5933 Eatons Creek Rd. Joelton, TN 37080

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 in 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.

Date: 2-10-25

The 5933 Eatons Creek Rd. TRUST

By: Erin Dias
Its: Trustee

STATE OF TN

COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Trustee of the 5933 Eatons Creek Rd. TRUST and that she is authorized by the 5933 Eatons Creek Rd. TRUST to execute this instrument on its behalf.

Witness my hand, at office, this 10 day of February, 2025.

NOTARY PUBLIC

My Commission Expires: 12-2-28

KATHRYN SMITH RUTHERFORD COUNTY NOTARY PUBLIC STATE OF TENNESSEE

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 2/10/25 (date of document).

Jennifer Russell
Affiant Signature

2/10/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 10th day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

