Record & Return To:
Southern Title LLC
383 E. Main St., Ste 110
Hendersonville, TN 37075

This instrument prepared by Joan M Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

Karen Johnson Davidson County
Batch # 1236754 DEEDWARR
02/13/2025 09 50 06 AM 3 pgs
Fees $18 00 Taxes $1,961 00

20250213-0010924

WARRANTY DEED

THIS INDENTURE, made this 12th day of February, A D , 2025 , by and between

Angela Stewart, an unmarried woman, and Wandette Watkins, an unmarried woman

First Parties, and

Jeremy Sawaya and Wesley Taylor

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1 00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit.

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows

Land in Davidson County, Tennessee, being Lot No 661 on the Final Plat of Villages of Riverwood, Section One, Phase 7, of record in instrument No 20170426-0040821, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description

Being the same property conveyed to Angela Stewart, an unmarried woman, and Wandette Watkins, an unmarried woman, as joint tenants with right of survivorship by Deed dated August 5, 2022 from Jordan Glenn and Sarah Glenn, husband and wife, recorded August 9, 2022, in Instrument Number 202208090090706, in the Official Records of Davidson County, Tennessee.

OWNER:
Jeremy Sawaya + Wesley Taylor
3716 Hogget Ford Rd
Hermitage, TN 37076

RESPONSIBLE TAXPAYER:
Same as new owner

Send Tax Bills To:
Legacy Home Loans DBA Steadfast Mtg
408 Hwy 76
White House, TN 37188

CLT # 097-02-0A-661-00CO

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x Angela Stewart
Angela Stewart

x Wandette Watkins
Wandette Watkins

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Angela Stewart, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of November, 2024

(seal)

PRIYANKA SAXENA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

✓ Saxena
Notary Public

My Commission Expires ✓ 3/21/26

✓STATE OF Tennessee

✓COUNTY OF Davidson

Personally appeared before me, Wandette Watkins, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 19 day of November, 2024

(seal)

PRIYANKA SAXENA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

✓ Saxena
Notary Public

My Commission Expires ✓ 3/21/26

OATH OF CONSIDERATION

I hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transaction is $ 530,000.00

Kim Graves
Affiant

STATE OF TN, COUNTY OF Sumner

Subscribed and sworn before me this the 18 day of February, 2025

Kayla R Johnson
Signature of Notary Public

Notary Seal — Kayla R Johnson — STATE OF TENNESSEE NOTARY PUBLIC — SUMNER COUNTY

Kayla R. Johnson
Printed Name of Notary

3/22/27
Commission Expiration