ADDRESS NEW OWNER:	Alicia Vining Joshua Emery 7528 Sawyer Brown Road Nashville, TN 37221
SEND TAX BILL TO:	Highlands Residential Mortgage, Ltd 950 W. Bethany Drive, Suite 800 Allen, TX 75013
MAP-PARCEL NOS.	114-00-0-104.00

Karen Johnson Davidson County
Batch# 1238707 DEEDWARR
02/20/2025 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,667.70
20250220-0012051

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **James Finney and Darla Finney, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Alicia Vining, unmarried, and Joshua Emery, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in the 8th Civil District of Davidson County, Tennessee, described according to a survey by Southern Land Surveying Co., Inc., dated June 30, 1973, as follows:

Beginning at a point on the top of a highway cut 23.5 feet, more or less, from the edge of the paving of Sawyer Brown Road, said point being 1064 feet, more or less, south of the southeasterly intersection of Sawyer Brown Road and Charlotte Pike, thence with Tomlinson's south line easterly 511.5 feet, more or less, by deed 485 feet, more or less, by actual field measurements, to the base of a large leaning chinquapin oak; thence southerly 106.1 feet, by Deed and 106 feet by actual field measurements to an iron pin in a fence post; thence with Williams northerly line northwesterly 541.7 feet by deed, 527 feet, more or less from the edge of paving of Sawyer Brown Road; thence with the margin of said Road northeasterly 107 feet, more or less, to the point of beginning.

Being the same property conveyed to James Finney and wife, Darla Finney, from Ryan Webb and wife, Melissa Webb, by Warranty Deed dated March 28, 2007, and recorded April 9, 2007, of record in Instrument No. 20070409-0041477, Register's Office for Davidson County, Tennessee.

This is property with a common address of 7528 Sawyer Brown Road, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) Agreement for Dedication of Public Utilities Easement in Book 10073, Page 837, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 18th day of February 2025.

James Finney

Darla Finney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **James Finney and Darla Finney, husband and wife,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal at office this 18th day of February 2025.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater for this transfer is $721,000.00.

Affiant

Subscribed and sworn before me this 18th day of February 2025.

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2028

Notary Public
My Commission Expires:

File No. 2501-003

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 **February 18th, 2025** (date of document).

Cindy S. Smith, Affiant

2/18/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me on this 18th day of February, 2025.

Notary

MY COMMISSION EXPIRES:

SARAH CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires MARCH 21, 2026