Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-25-276

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of February, 2025

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1240316 DEEDWARR
02/24/2025 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,183.63
20250224-0013608

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brandon Trenthem 115 Fain St Nashville, TN 37210	New Owner	093-16-0-328

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Warren A. Sawyers, as Trustee of The Warren A. Sawyers Living Trust, U/A dated June 24, 2019

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Trenthem, an unnmarried man,

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 the northerly 107 1/2 feet of Lot No. 7 on the Map of Bransford Realty Co's Resubdivision of Part of Weakley & Warren's Resubdivision of Block D, Hermitage Addition, of record in Book 421, page 58, described as follows:

Said part of said Lot fronts 33 feet on the south side of Fain Street and extends back southerly between parallel lines 107 1/2 feet to a line.

Being the same property conveyed to Warren Sawyers and Samuel Sloss by Warranty Deed from Nashville Restoration Project of record in Instrument No. 20070214-0018648, Register's Office for Davidson County, Tennessee, dated February 02, 2007 and recorded February 14, 2007.

Being the same property conveyed to Warren A. Sawyers by Quitclaim Deed from Samuel Sloss of record in Instrument No. 20140610-0050449, Register's Office for Davidson County, dated June 22, 2012 and recorded June 10, 2014.

Being the same property conveyed to Warren A. Sawyers, as Trustee of The Warren A. Sawyers Living Trust, U/A dated June 24, 2019 by Quitclaim Deed from Warren A. Sawyers of record in Instrument No. 20190628-0062968 Register's Office for Davidson County, Tennessee, dated June 27, 2019 and recorded on June 28, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 115 Fain St, Nashville, TN 37210

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 so 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.

Dated this the 20th day of February, 2025.

The Warren A. Sawyers Living Trust dated June 24, 2019

By: _____
Warren A. Sawyers, Sr. Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of February, 2025, before me personally appeared Warren A. Sawyers, Sr, Trustee of The Warren A. Sawyers Living Trust dated June 24, 2019, 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's (or persons') free act and deed.

Witness my hand, at office, this 20th day of February, 2025.

_____
Notary Signature
My commission expires: 5 10 27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Joshua A. Terry, 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 2/20/25.

Affiant Signature – Joshua A. Terry

2/24/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 2/24/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27