Karen Johnson Davidson County
Batch# 1248238 DEEDWARR
03/19/2025 03:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,433.75
20250319-0019997

Prepared By & Return To:
Southern Title, LLC
383 East Main Street, Ste 110
Hendersonville, TN 37075
25-0035

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of March, 2025

Notary Public

Commission Expires: _____

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jessica Crowder 905 Haven Crest Drive Hermitage, TN 37076	FirstBank 722 Columbia Ave Franklin, TN 37064	074-04-0-043.00

38548

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,

Jeremy M. Sawaya, and Wesley Taylor, a married couple

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

William Hastie Patterson and Jessica Crowder, 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 No. 16 on the Plan of Hermitage Hills, Section Twelve, as of record in Plat Book 4675, Page 125, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Jeremy M. Sawaya, a single man, by Warranty Deed from Emily Oreilly Schmit, married, dated 5/24/2013 and recorded 5/28/2013 in Instrument No. 20130528-0053572, Register's Office for Davidson County, Tennessee.

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: 905 Haven Crest Drive, Hermitage, TN 37076

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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

lawful claims of all persons whomsoever. Wherever uses, 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 17th day of March, 2025.

Jeremy M. Sawaya

Wesley Taylor

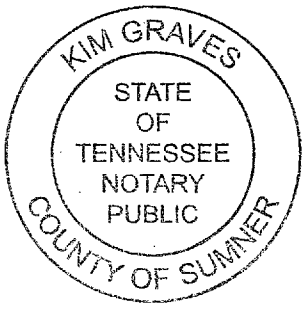
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jeremy M. Sawaya and Wesley Taylor** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 17th day of March, 2025.

Kim Graves
Notary Public
My Commission Expires: 8-1-28

(Notary Seal)



Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or th 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 ar authenticated according to law on 3/17/25 (date of document).

Affiant Signature

3/17/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of March, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027