When Recorded, please return to:
Ashworth & Rye, PLLC
237 2nd Ave. South
Franklin, TN 37064

1

Warranty Deed

Karen Johnson
Batch # 1297757
07/15/2025 09 48 40 AM
Fees $13 00 Taxes $1,809 30
20250715-0055624

Davidson County
DEEDWARR
2 pgs

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $489,000 00

Affiant

Subscribed and sworn to before me, this the 10th day of July, 2025

Notary Public

My commission expires My Commission Expires: May 20, 2028

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows	Send Tax Bills To	Map/Parcel Numbers
Michael Stuart Saylor and Emily Holland Dover Saylor	New Owner	072-11-0-450 00
1911 Riverside Drive	1004 Gracelawn Dr.	
Nashville, TN 37216	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PHILLIP JORDAN POWELL, TRUSTEE OF THE 1911 RIVERSIDE DRIVE TRUST, DATED JUNE 7, 2023**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL STUART SAYLOR AND EMILY HOLLAND DOVER SAYLOR, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 10 on the Plan of Riverside Drive Subdivision of record in Plat Book 974, Page (s) 60 and 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lola Margaret Hackney by Warranty deed from Larrick Properties, Inc of record in Instrument No. 20030714-0097705 Register's Office for Davidson County, Tennessee, dated July 2, 2003 and recorded on July 14, 2003.

Being the same property conveyed to Lola Margaret Hackney, David Wayne Jones, Paul Kenneth Jones and James Mark Jones by Quitclaim deed from Lola Margaret Hackney of record in Instrument No. 20201216-0148963 Register's Office for Davidson County, Tennessee, dated December 16, 2020 and recorded on December 16, 2020\r\n\r\nBeing the same property conveyed to Lola Margaret Hackney by Quitclaim deed from David Wayne Jones, Paul Kenneth Jones, James Mark Jones and Lola Margaret Hackney of record in Instrument No. Instrument No. 20230509-0034598 Register's Office for Davidson County, Tennessee, dated May 9, 2023 and recorded on May 9, 2023.

Being the same property conveyed to 1911 Riverside Drive Trust, dated June 7, 2023 by Warranty Deed from Lola Margaret Hackney, unmarried of record in Instrument No. 20230621-0047020 Register's Office for Davidson County, Tennessee, dated June 16, 2023 and recorded on June 21, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1911 Riverside Drive, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever, and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of July, 2025.

1911 Riverside Drive Trust, dated June 7, 2023

By: _____
Phillip Jordan Powell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Phillip Jordan Powell, Trustee of the 1911 Riverside Drive Trust, dated June 7, 2023, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of July, 2025.

_____
Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY