Karen Johnson Davidson County
Batch# 1321053 DEEDWARR
09/11/2025 01:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,350.50
20250911-0072724

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $365,000.00

Affiant

RASHAWN D PERRY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES APRIL 21, 2029

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 21 DAY OF August, 2025.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Wasfie Boules and Nabila Saleh	Wasfie Boules and Nabila Saleh	176-01-0-087
(NAME) 1801 Hickory Lawn Court	(NAME) 1801 Hickory Lawn Court	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Jeffery L. Sawyer a married person and Sonnie J. Sawyer, a married person, as joint tenants with rights of survivorship, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Wasfie Boules and Nabila Saleh, husband and wife , "the Grantee," the following described real estate in Davidson County, Tennessee:

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

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 all Lot No. 239, section 18, Peppertree Forest, of record in Book 8250, Page 260, Register's Office of Davidson County, to which reference is hereby made for more complete details of said lot.

Being the same property conveyed to Jeffery L. Sawyer a married person and Sonnie J Sawyer, a married person, Joint tenants with right of survivorship by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for New Century Home Equity Loan Trust, Series 2005-B, asset Backed Pass Through Certificates of record in Instrument No. 20130729-0078149 Register's Office for Davidson County, Tennessee, dated May 08, 2013 and recorded on July 29, 2013.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 1801 Hickory Lawn Court, Antioch, TN 37013

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 21 day of August, 2025.

Jeffery L. Sawyer

Sonnie J. Sawyer

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson (AC)

On this 21 day of August, 2025, before me personally appeared Jeffery L. Sawyer and Sonnie J Sawyer, 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 21 day of August, 2025.

Notary Signature
My commission expires: 10-4-27

ANNE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 21, 2025.

J. Carlton Drumwright

August 21, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 21, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY