Karen Johnson Davidson County
Batch # 1333513 DEEDWARR
10/14/2025 08 53 31 AM 4 pgs
Fees $22 00 Taxes $0 00
20251014-0081658

MAIL TAX STATEMENTS TO:

The Allan and Teresa Sawyer Family Trust
139 Cumberland Trace
Nashville, TN 37214

PREPARED BY AND WHEN RECORDED, MAIL TO:

Jamin Carnahan, Esq.
Plattner, Schneidman & Schneider, P.C.
9141 E. Hidden Spur Trail
Scottsdale, Arizona 85255

NAME AND ADDRESS OF NEW OWNER:
The Allan and Teresa Sawyer Family Trust
U/T/A dated January 21, 1993, as amended
139 Cumberland Trace
Nashville, TN 37214

Map parcel number: 073150A13900CO

Transfer is to a Revocable Trust

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, we, ALLAN T. SAWYER and TERESA D. SAWYER, husband and wife, do hereby convey to Allan T. Sawyer and Teresa D. Sawyer, Trustee of the Allan and Teresa Sawyer Family Trust, dated January 21, 1993, as amended, the following real property situated in Davidson County, Tennessee:

See attached Exhibit "A" attached hereto and made a part hereof

Subject to current taxes and assessments, reservations and all easements, rights of way, covenants, conditions, restrictions, liens, encumbrances, obligations and liabilities of record.

And Grantor hereby warrants the title against all persons whomsoever subject to the matters above set forth.

[Signatures on Following Page]

Dated this 3rd day of Sept, 2025.

ALLAN T. SAWYER

TERESA D. SAWYER

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this 3rd day of SEPTEMBER 2025, by ALLAN T. SAWYER and TERESA D. SAWYER.

Notary Public

JAMIN CARNAHAN
Notary Public - Arizona
Maricopa Co. / #634443
Expires 08/31/2026

My Commission Expires:

08/31/2026

The following oath of consideration is required on all deed transferring property:

The actual consideration or true value, whichever is greater for this transfer is $0.00.

Affiant

Affiant

STATE OF ARIZONA)
) ss.
County of Maricopa)

Subscribed and sworn before me, this 3rd day of SEPTEMBER 2025.

Notary Public

JAMIN CARNAHAN
Notary Public - Arizona
Maricopa Co. / #634443
Expires 08/31/2028

My Commission Expires:

08/31/2026

EXHIBIT "A"

Legal Description

MORE COMMONLY KNOWN AS. 139 Cumberland Trace, Nashville, TN 37214

TAX PARCEL ID/APN (For informational purposes only). 073160A13900CO

Land in Davidson County, Tennessee, being Unit No. 139 on the Plan of Cumberland Trace of record in Plat Book 5200, Page 700, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more particular description.

Being the same property conveyed to Barry G. Hurt, an unmarried man and Eileen Mary Hurt, an unmarried woman by Warranty deed from June S. Bowers, unmarried of record in Instrument No. 20090303-0018742 Register's Office for Davidson County, Tennessee, dated February 23, 2009 and recorded on March 03, 2009.

Being the same property conveyed to Eileen Mary Hurt and Barry G. Hurt, as tenants in common with right of survivorship by Quitclaim deed from Eileen Mary Hurt and Barry G. Hurt of record in Instrument No. 20121120-0106957 Register's Office for Davidson County, Tennessee, dated September 10, 2012 and recorded on November 20, 2012.

Being the same property conveyed to Opendoor Property Trust I, a Delaware statutory trust by Warranty Deed from Eileen Mary Hurt, a single woman and Barry G. Hurt, a single man of record in Instrument No 20231013-0080603 Register's Office for Davidson County, Tennessee, dated October 12, 2023 and recorded on October 13, 2023.

Being the same property conveyed to Allan T. Sawyer and Teresa D Sawyer, husband and wife, by Warranty Deed from Opendoor Property Trust I, a Delaware Statutory trust, of record in Instrument No 20240301-0014419 Register's Office for Davidson County, Tennessee, dated February 29, 2024 and recorded March 1, 2024.