WARRANTY DEED

Karen Johnson Davidson County
Batch# 1340107 DEEDWARR
10/30/2025 08:26:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20251030-0086254

File No. CR-25-11407

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2025

Notary Public

MY COMMISSION EXPIRES: 1/30/27

(AFFIX SEAL)

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Warren A. Sawyers, Trustee of The Warren A. Sawyers Living Trust dated June 24, 2019	New Owner	
(NAME)	(NAME)	
88 Maury Street	**3032 Cody Hill Rd**	093-16-0-072.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	**Nashville, TN 37211**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Ella B. Clay, an unmarried woman, Joyce Stringer, an unmarried woman, and Beverly McClain, an unmarried woman**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Warren A. Sawyers, Trustee of The Warren A. Sawyers Living Trust dated June 24, 2019**, HEREINAFTER CALLED THE GRANTEE, 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 south 17 ½ feet of Lot No. 106 and the North 5 feet of Lot No. 107 on the Map of Maury & Claiborne's Plan of Lots, as of record in Book 21, page 84 and 85, Register's Office for Davidson County, Tennessee.

Said parts of said Lots front 22.5 feet on the Westerly side of Maury Street and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to James H. Jenkins, Sr by Warranty Deed from Donald Beard of record in Book 7488, page 379, Register's Office for Davidson County, Tennessee, dated March 09, 1988 and recorded on March 10, 1988.

Said James Henry Jenkins, Sr. having deceased on or about May 16, 2023. Probate of record in Case No. 23P1088, Probate Court for Davidson County, Tennessee.

Being the same property conveyed to Beverly McClain, Joyce Stringer, and Ella B. Clay by Executor's Deed from Ella Clay, Executrix and Personal Representative to the Estate of James Henry Jenkins, Sr of record in Instrument No. 20240223-0012347 Register's Office for Davidson County, Tennessee, dated February 13, 2024 and recorded on February 23, 2024.

This is property more commonly known as 88 Maury Street, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 do 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.

Witness my/our hand this 29th day of October, 2025.

Ella B. Clay

Joyce Stringer

Beverly McClain

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2025, before me personally appeared Ella B. Clay, Joyce Stringer and Beverly McClain, 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 29th day of October, 2025.

Notary Signature
My commission expires:

BRANDON LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-2-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Christen Rabe, 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 **October 29, 2025**.

Date

Christen Rabe

Affiant Signature

10/29/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **29th** day of **October**, 20**25**.

Notary's Signature

My Commission Expires: 8/24/27

Date

Notary's Seal (if on paper)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027