Karen Johnson Davidson County
Batch# 1348092 DEEDQC
11/19/2025 04:00:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251119-0092420

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners:
McFerrin A. Sawyer, III, Co-Trustee
Doris S. Sawyer, Co-Trustee
Mack and Doris Sawyer Trust
141 Island Drive
Hendersonville, TN 37075

Send Tax Bills To:
same

Map/Parcel Number:
072 10 1A 102.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, McFerrin A. Sawyer, III (a/k/a Mack A. Sawyer; a/k/a Mack A. Sawyer, III), and Doris S. Sawyer (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to McFerrin A. Sawyer, III and Doris S. Sawyer, and their successors in trust, as Co-Trustees of the Mack and Doris Sawyer Trust dated April 10, 2013, as amended and restated on November 19, 2025, a Tennessee community property trust (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. A2015 of Solo East, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Solo East of record in Instrument Number 20160729-0078558, amended in Instrument No. 20160818-0086606 and Instrument No. 20161121-0122822, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in to said Master Deed.

Being the same property conveyed to Mack A. Sawyer and Doris S. Sawyer, husband and wife, by Warranty Deed dated November 15, 2019, from Joel Timen and Linsey Timen, husband and wife, of record at Instrument No. 20191118-0118896, in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 1118 Litton Avenue, Unit 215, Nashville, Tennessee 37216.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Mack and Doris Sawyer Trust dated April 10, 2013, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Mack A. Sawyer, and wife, Doris S. Sawyer, pursuant to T.C.A §35-17-105(a). Mack A. Sawyer is one and the same person as McFerrin A. Sawyer, III.

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 19 day of November, 2025.

GRANTORS:

Mack Sawyer

McFerrin A. Sawyer, III (a/k/a Mack A. Sawyer, III, a/k/a Mack A. Sawyer)

Doris S. Sawyer

Doris S. Sawyer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared McFerrin A. Sawyer, III, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 19 day of November, 2025.

Erica L. Martin

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Doris S. Sawyer, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 19 day of November, 2025.

Erica L Martin
Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Doris S. Sawyer
Doris S. Sawyer, Affiant

Subscribed and sworn to before me this 19 day of November, 2025.

Erica L Martin
Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carla Lovell, 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 November 19, 2025.

Carla L Lovell
Carla Lovell

11-19-2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 19 day of November, 2025.

Erica L Martin
Notary Public

My Commission Expires: May 8, 2029

