2025-1771-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1354570 DEEDWARR
12/05/2025 11:48:30 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00
20251205-0096835

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $450,000.00.

Affiant

Subscribed and sworn to before me this 4th day of December, 2025

Notary Public
My Commission expires: 8/3/26
(Affix Seal)

ANDREW H. MAHONEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
New Dawn Property Solutions, LLC	New Dawn Property Solutions, LLC	041-05-0-014
7961 Bingham Ln	7961 Bingham Ln	
Knoxville, TN 35173	Knoxville, TN 35173	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sarah Anne Mayes, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **New Dawn Property Solutions LLC, a Limited Liability Company**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Creek Trail Subdivision, of record in Plat Book 6900, page 774, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Sarah Anne Mayes, unmarried, by Warranty Deed from June 26, 2007, from Jean B. Hawkins, unmarried, of record in Instrument Number 20070702-0078644, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2025 and subsequent years, which are not yet due and payable**
2. **Subject to the Covenant, Condition, or Restriction, recorded in Book 7762, Page 422 in the official records of the Davidson County Register of Deeds.**
3. **Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20131106-0115208 in the official records of the Davidson County Register of Deeds.**
4. **Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20200306-0025516 in the official records of the Davidson County Register of Deeds.**
5. **All matters of record on plat of record in Book 6900, Page 774-775, in the Register's Office of Davidson County, Tennessee.**

This is improved property known as: **4191 Creek Trail Drive, Nashville, TN 37189.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that she is lawfully seized in fee of the afore described real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this 4th day of December, 2025.

Sarah A. Mayes
Sarah Anne Mayes

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sarah Anne Mayes,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 4th day of December, 2025.

Unity Anderson
Notary Public
My commission expires May 8, 2029

UNITY ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

I, Andy Maloney, 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 **12/4/2025** (date of document).

Affiant Signature
Date **12/4/2025**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **4** day of **December**, 20**25**.

Linda M Smith
Notary's Signature
MY COMMISSION EXPIRES: 2/7/2026

LINDA M. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202512050096835