Karen Johnson Davidson County
Batch# 1426907 DEEDWARR
06/01/2026 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20260601-0049087

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 11-2-2028
(AFFIX SEAL)

JIM MYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

File No.: 2026050043

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James Wilim and Hannah Russell	Churchill Mortgage Corporation	
(NAME)	(NAME)	
86 Maury Street	1749 Mallory Lane, Ste. 100	093-16-0-071.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF **FIVE HUNDRED THOUSAND AND NO/100 Dollars ($500,000.00)**, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WARREN A. SAWYERS, AS TRUSTEE OF THE WARREN A. SAWYERS LIVING TRUST, U/A DATED JUNE 27, 2019**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES WILIM, AN UNMARRIED MAN AND HANNAH RUSSELL, AN UNMARRIED WOMAN, as joint tenants with rights of survivorship**, HEREINAFTER CALLED THE GRANTEES, 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 northerly 28 feet on the southerly 30 feet of Lot No. 107, as shown on the map entitled Maury and Claiborne's Addition to South Nashville, of record in Plat Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 107 fronts 28 feet on the westerly side of Maury Street and runs back between parallel lines 65 feet to an alley.

Being the same property conveyed to WARREN SAWYERS AND SAMUEL SLOSS, by deed from NASHVILLE RESTORATION PROJECT, INC., of record in Instrument No. 20070214-0018647, dated February 2, 2007, said Register's Office.

Further being part of the same property conveyed to WARREN SAWYERS, by deed from SAMUEL SLOSS, of record in Instrument No. 20120719-0036562, dated June 22, 2012, said Register's Office.

Further being the same property conveyed to WARREN A. SAWYERS, AS TRUSTEE OF THE WARREN A. SAWYERS LIVING TRUST, U/A DATED JUNE 27, 2019, by quitclaim deed from WARREN A. SAWYERS, of record in Instrument No. 20190628-0062967, dated June 27, 2019, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 86 Maury Street, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Executed by my hand this the 28th Day of May, 2026.

THE WARREN A. SAWYERS LIVING TRUST, U/A DATED JUNE 27, 2019

BY: _____
Wayne A. Sawyer, Trustee

STATE OF Tennessee

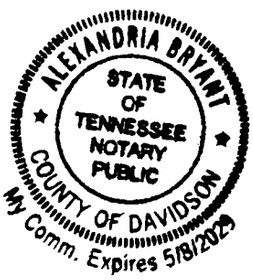
County OF Davidson

Before me, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that WARREN A. SAWYERS as Trustee of THE WARREN A. SAWYERS LIVING TRUST, U/A DATED JUNE 27, 2019 personally appeared before me this day and acknowledged the due execution of the foregoing instrument as said Trustee.

Witness my hand and official seal, this the 28th Day of May, 2026.

_____
Notary Public

My Commission Expires: 05-09-2029



Please return to
Logos Realty Closing Services Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

I, Kirsten Virden, 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 05/28/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 05/28/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of May, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM