Karen Johnson Davidson County
Batch# 1432555 DEEDWARR
06/10/2026 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20260610-0052823

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 202611395

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$590,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

ELVIRA DEO
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
09/16/2029
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 8 day of June, 2026.

Notary Public
My Commission Expires: 09/16/2029

WARRANTY DEED

THIS INDENTURE, made this 9th day of June, 2026, among:

DYLAN SAWLER AND ANNA MAGGIE SAWLER, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

MICHAEL MEDLIN AND LINDSEY DUNCAN, HUSBAND AND WIFE, AS JOINT TENANTS

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Section One, Huntington Park, of record in Plat Book 4175, page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dylan Sawler and Anna Maggie Sawler, husband and wife by deed from Kristin McLaughlin and Garrett McLaughlin, wife and husband, dated April 29, 2014, of record in Instrument No. 20240419-0028285, Register's Office for Davidson County, Tennessee.

Being also known as 5172 Ashley Drive, Nashville, TN 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Dylan Sawler

Anna Maggie Sawler

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Dylan Sawler and Anna Maggie Sawler**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22 day of ~~June~~ May, 2026.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-05-2030

Owner Name & Property Address:

Name: Michael Medlin and Lindsey Duncan
Address: 5172 Ashley Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Michael Medlin and Lindsey Duncan
Address: 5172 Ashley Drive
City, State, Zip: Nashville, TN 37211

Tax ID: 161-10-0-016.00

Tennessee Certification of Electronic Document

I, **Jami K. Averwater**, 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 **05/22/2026** (date of document).

Jami K Averwater

Affiant Signature

06/10/2026

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this **10th** day of **June**, 2026.

Melody Carr

Notary's Signature

MY COMMISSION EXPIRES: 6-17-2029

