Karen Johnson Davidson County
Batch# 1478026 DEEDWARR
09/25/2026 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20260925-0089240

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-4013

STATE OF TENNESSEE
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 25 day of September, 2026

Notary Public

Commission Expires: 9/15/27

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Vernon Andrew Trammell, III 319 Rose Street Nashville, TN 37210	New American Funding, LLC 1 Mac Arthur Place Ste 800 Santa Ana, CA 92707	119-01-0-295

WARRANTY DEED

FOR AND IN 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,

Carol L. Sawyers, an unmarried woman, and Della S. Sawyers, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vernon Andrew Trammell, III, a single man

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:

BEING Lot No. 142 on the Plan of Overhill City and W. H. Fox's Subdivision of part of Cumberland Nurseries, as of record in Book 332, page 21, Register's Office for said County.

Said Lot No. 142 fronts 50 feet on the south side of Rose Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed by Warranty Deed from Richard N. Crunk and wife, Shirley S. Crunk to Gracie P. Cantrell for and during her natural life and at her death the remainder in fee simple absolute to them the said Carol L. Sawyers and Della S. Sawyers, of record in Book 10760

Page 501 in Davidson County, Tennessee Register of Deeds, dated December 24, 1997 and recorded January 16, 1998.

Gracie P. Cantrell died November 6, 2010. Therefore, Carol L. Sawyers and Della S. Sawyers have fee simple ownership in the property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 319 Rose Street, Nashville, TN 37210

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 so 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.

Dated this the 24th day of September, 2026.

Carol L. Sawyers

Carol L. Sawyers

Della S. Sawyers

Della S. Sawyers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of September, 2026, before me personally appeared Carol L Sawyers and Della S Sawyers, 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 24th day of September, 2026.

Cory Schuyler

Notary Signature
My commission expires: 2·2·2030

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
02/02/2030
WILLIAMSON COUNTY

Certificate of Authenticity

I, Joshua A. Terry, 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 9/24/24.

Affiant Signature – Joshua A. Terry

9/25/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 9/25/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27