This instrument prepared by Integrity Title & Escrow, LLC
380 S. Lowe Avenue, Cookeville, TN 38501

Karen Johnson
Batch # 1478049
09/28/2026 08:32:37 AM
Fees: $13.00 Taxes: $1,295.00
Davidson County
DEEDWARR
2 pgs
20260928-0089276

WARRANTY DEED

PROPERTY ADDRESS:
Name Amena F. Zebari Revocable Living Trust
Address 304 Delvin Drive
City Nashville State TN Zip 37211

SEND TAX BILLS TO:
Name Amena Zebari Trust
Address 5017 Marc drive
City Nashville State TN Zip 37211

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

I, **Angela S. Sawyer, an unmarried person,** have this day bargained and sold, and do hereby transfer and convey unto **Amena F. Zebari, Trustee of The Amena F. Zebari Revocable Living Trust Under Instrument dated July 31, 2020,** it's successors and assigns, hereinafter referred to as "GRANTEE", the following described tract or parcel of land located in DAVIDSON COUNTY, TENNESSEE, as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Addition to Southwood, of record in Book 2900, Page 65, as amended by Surveyor's Certificate of Correction of record in Book 3132, Page 491, Register's Office for said county, and being described as follows:

Beginning with a point in the Northeasterly margin of Delvin Drive at the common corner of Lots 4 and 5; thence with the line between said two lots 200.0 feet in a Northeasterly direction to a point at the common corner of Lots 3, 4, and 5; thence with the line between Lots 3 and 4, 217.06 feet in a Northwesterly direction to a point in the Southeasterly margin of Brewer Drive; thence along said margin 153.20 feet in a southwesterly direction to a point which is the beginning of a curve; thence around said curve 37.45 feet in a Southeasterly direction to a point in the Northeasterly margin of Delvin Drive; thence along said margin 175.0 feet to the point of beginning.

Conveyance of said property is made subject to the following:

1. Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being made by Grantor;
2. The Plan of Record in Book 2900, Page 65, said Register's Office and all matters therein;
3. Restrictive Covenants of record in Book 3000, Page 363, said Register's Office;
4. Surveyor's Certificate of Correction of record in Book 3132, Page 491, said Register's Office.

This property has not been surveyed for this conveyance, and the description contained herein is being taken from the previous and last warranty deed, and the preparer of the instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by a survey.

MAP/PARCEL 162-01-0-086.00

THE PREVIOUS AND LAST conveyance being a **Quit-Claim Deed** from **William V. Sawyer** to **Angela S. Sawyer,** recorded in **Instrument No. 20211001-0132002,** Register's Office, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. I covenant that I lawfully seized and possessed of the lands herein conveyed in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns, against the lawful claims of all persons.

WITNESS MY HAND this the 21 day of Sept, 2026.

Angela S. Sawyer

Angela S. Sawyer

STATE OF Tn)
COUNTY OF Putnam)

PERSONALLY APPEARED before me, Vicky Walker, Notary Public of this county, **Angela S. Sawyer,** 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 she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office this 21 day of Sept, 2026.

Vicky Walker

NOTARY PUBLIC

VICKY WALKER NOTARY PUBLIC STATE OF TENNESSEE PUTNAM COUNTY

My Commission Expires: 11-28-27

STATE OF TENNESSEE)
COUNTY OF PUTNAM)

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me, this the 21 day of Sept, 2026.

Vicky Walker

NOTARY PUBLIC

VICKY WALKER NOTARY PUBLIC STATE OF TENNESSEE PUTNAM COUNTY

My Commission Expires: 11-28-27