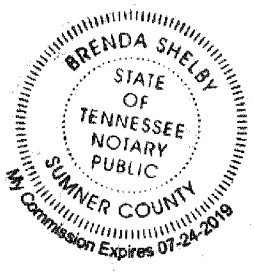
Karen Johnson Davidson County
Batch# 249136 DEEDWARR
06/26/2019 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $765.90
20190626-0062071



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $207,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of June, 2019.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Emma Perez	Emma Perez	053-09-0-092.00
1407 Apache Lane	1407 Apache Lane	
Madison, TN 37115	Madison, TN 37115	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged. I,

Trevor M. Lauri and Andrea V. Lauri, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Emma Perez

(hereinafter called the "Grantee"). his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 62-B on the Plan of Zone Lot Division Lots 58 Thru 62, Phase II Kimbolton of record in Plat Book 6900, Page 792 through 794, inclusive, as amended in Plat Book 6900, Page 899,in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Sad Lot 62-B fronts 41.35 feet on the Northerly margin of Apache Lane and extends back 191.97 feet on the Westerly line and 204.79 feet on the Easterly line to a dead line in the rear measuring 44.30 feet thereon.

Being the same property conveyed to Trevor M. Lauri and Andrea V. Lauri, husband and wife by Special Warranty deed from Mortgage Electronic Registration Systems, Inc of record in Instrument No. 20040616-0071513 Register's Office for Davidson County, Tennessee, dated April 02, 2004 and recorded on June 16, 2004.

This is ☒ improved ☐ unimproved property known as **1407 Apache Lane, Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of June, 2019.

Trevor M. Lauri

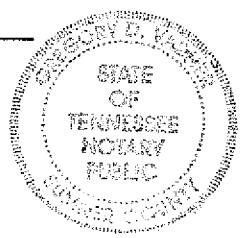
Andrea V. Lauri

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Trevor Lauri and Andrea Lauri, the 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24th day of June, 2019.

Notary Public
My Commission Expires: 4/17/23



SolomonParks File No. 19-000180-526

SP 11/2015

True Copy Certification

I, Dakotah Harvey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dakotah Harvey
Signature

State of Tennessee

County of Sumner

Personally appeared before me, JANET ADAMS, a notary public for this county and state, [DAKOTAH HARVEY] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019